



Document 2019 3058

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Date 9/23/2019 Time 1:45:36PM

Rec Amt \$12.00 Aud Amt \$15.00

Rev Transfer Tax \$81.60

Rev Stamp# 385 DOV# 399

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION

$\frac{3}{4}$

\$51,500

**Recorder's Cover Sheet**

**Preparer Information:** Dustin D. Smith, 5550 Wild Rose Lane, Ste. 400, West Des Moines, Iowa 50266, 515-661-6380.

**Taxpayer Information:** Brian & Tracy Tarlton, 5780 NW 54<sup>th</sup> Ct., Johnston, IA 50131, 515-402-1015

**Return Document To:** Brian & Tracy Tarlton, 5780 NW 54<sup>th</sup> Ct., Johnston, IA 50131, 515-402-1015

**Grantors:** Bittersweet Acres, LLC

**Grantees:** Brian & Tracy Tarlton

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Bittersweet Acres, LLC, a Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Brian Tarlton and Tracy Tarlton, husband and wife with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Lot Twenty-Four (24) of Covered Bridge Estates, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7) and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.



Revenue Stamps: \$81.60

This instrument is being signed by the duly authorized Manager of the undersigned Limited Liability Company by said person pursuant to its Operating Agreement in the ordinary course of business.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

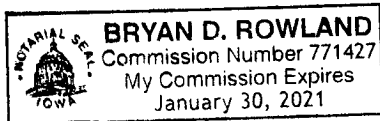
Dated: 9.20.19

Bittersweet Acres, LLC,  
a(n) Limited Liability Company

By Rachel Eller, manager  
Rachel Eller, Manager

STATE OF IOWA, COUNTY OF DALLAS, ss:

On this 20 day of September, 2019, before me, a Notary Public in and for the said State, personally appeared Rachel Ellers as Manager of Bittersweet Acres, LLC



B. D. Rowland  
Notary Public