

CONSIDERATION \$451,205

BK: 2019 PG: 3289
Recorded: 10/15/2019 at 12:47:17.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$721.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4720

Mail tax statements to and return to:
Jeffrey Thomas Van Cleave and Michelle Van Cleave, 5219 Cedar Ln, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Drake Companies, LLC**, a limited liability company, does hereby convey the following described real estate to **Jeffrey Thomas Van Cleave and Michelle Van Cleave**, a married couple, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**:

Lot 1 of Cedar Woods Plat 2, an Addition to the City of Winterset, Madison County, Iowa.

Order No.: MES-88750/BC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company 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 the Company 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, and as masculine or feminine gender, according to the context.

Drake Companies, LLC

Todd R. Drake
Todd R. Drake
President/Member

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on October 9, 2019 by Todd R. Drake as President/Member of Drake Companies, LLC.

Diane M Crawford
Notary Public in and for said State

