



Document 2019 3628

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Date 11/13/2019 Time 12:32:10PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$112.80 ANNO

Rev Stamp# 440 DOV# 456 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$71,000

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)453-4637

Mail tax statements to and return to:

Christina Noel and Ronald Noel, 1328 Utopia Court, Van Meter, IA 50261

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bittersweet Acres, LLC, a limited liability company**, does hereby convey the following described real estate to **Christina Noel and Ronald Noel, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**:

Lot 10 of COVERED BRIDGE ESTATES, located in the East ½ of the Southeast ¼ of Section 12 of Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.



Order No.: MES-89208/BS

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.

Bittersweet Acres, LLC

Rachel Eller

Rachel Eller
Printed Name

STATE OF Iowa
COUNTY OF Polk

)
) SS:

This instrument was acknowledged before me on November 13, 2019 by Rachel Eller as Manager of Bittersweet Acres, LLC.

Mallory Chabak
Notary Public in and for said State

