BK: 2019 PG: 4151

Recorded: 12/31/2019 at 2:23:09.0 PM

Phone No.: 515-453-4244

Order No.: MES-88990/AP

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$544.80 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

Return to:

Bradley Joseph Blum and Polly Ann Blum, 450 Scenic Dr, Truro, IA 50257

Mail tax statements to:

Bradley Joseph Blum and Polly Ann Blum, 450 Scenic Dr, Truro, IA 50257

WARRANTY DEED

Legal: Lot Twenty (20) of Burhans West Addition, City of Truro, Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Happe Homes, LLP, a limited liability partnership, does hereby convey unto Bradley Joseph Blum and Polly Ann Blum, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Partnership does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Partnership 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 Partnership 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.

| Happe H | omes, LLP |
|---|--------------------------|
| BY: Chris | s Persesen, LLC, Partner |
| BY: Chris Per | tersen, Manager |
| STATE OF | |
| COUNTY OF | |
| This instrument was acknowledged before me on | |
| CHRISTOPHER D ALBRIGHT Commission No. 81638 Octavy Public in and for said State My Comm. Expires April 12, 2022 | |
| 316386 | |