

BK: 2020 PG: 1311
Recorded: 4/17/2020 at 2:23:17.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$431.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer Information: (Name and complete address)
Timothy J. Lupkes and Beva D. Lupkes, 102 E. Sycamore Street, St. Charles, IA 50240

Return Document To: (Name and complete address)
Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Grantors:
LRG Investments, L.L.C.

Grantees:
Timothy J. Lupkes and Beva D. Lupkes

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of ---\$269,900.00--- Dollar(s) and other valuable consideration, LRG Investments, L.L.C., a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Timothy J. Lupkes and Beva D. Lupkes, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:
Lot One (1) in Block Thirteen (13) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.

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 on 4/16/2020.

LRG Investments, L.L.C., a(n) Limited Liability Company

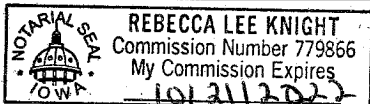
By Ryan Gray, Manager
Ryan Gray, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/14/2020, by Ryan Gray

as Manager
of LRG Investments, L.L.C.



Rebecca Lee Knight
Signature of Notary Public