

CONSIDERATION \$85,000

BK: 2020 PG: 1503
Recorded: 5/5/2020 at 10:51:49.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$135.20
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)453-4612

Mail tax statements to and return to:
Jason M. Seebeck and Rachael R. Seebeck, 935 35th St, Des Moines , IA 50312

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bluebird Properties, LLC, a limited liability company**, does hereby convey the following described real estate to **Jason M. Seebeck and Rachael R. Seebeck, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

Lot Two (2) of Bluebird Estates Subdivision, located in Government Lots Four (4) and Seven (7) in Section Six (6), in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

Order No.: 808-11297/JV

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.

Bluebird Properties, LLC

David R. Krog Member Manager

David R. Krog
Printed Name

STATE OF Iowa)
COUNTY OF Folk)

SS:

This instrument was acknowledged before me on April 30, 2020 by Dave Krog as member manager of Bluebird Properties, LLC.

Connie L Ridgway
Notary Public in and for said State

