

**BK: 2020 PG: 1758**  
**Recorded: 5/21/2020 at 8:23:31.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$0.00**  
**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)  
David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309  
Phone: (515) 246-4555

**Taxpayer Information:** (Name and complete address)  
Cherry Creek Estates, L.L.C., 7008 Madison Avenue, Urbandale, IA 50322

**Return Document To:** (Name and complete address)  
David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

**Grantors:**  
Kading Properties, L.L.C.

**Grantees:**  
Cherry Creek Estates, L.L.C.

**Legal description:**

**Document or instrument number of previously recorded documents:**



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One (\$1.00) Dollar(s) and other
valuable consideration, Kading Properties, L.L.C.,
a(n) Iowa limited liability company organized and existing under
the laws of Iowa does hereby Convey to Cherry Creek Estates, L.L.C.,
an Iowa limited liability company

the following described real estate in Madison County, Iowa:
Units 1 through 64, inclusive, in GLENWOOD VILLAS CONDOMINIUMS, a Horizontal Property Regime
(Condominium) located on Lot 4, Block 6, in BIRCHWOOD ESTATES PLAT 1, an Official Plat, now included in and
forming a part of the City of Winterset, Madison County, Iowa; as more particularly described in the Declaration of
Submission, together with the undivided percentage interest in the general and limited common elements appurtenant to
such units, as set forth in the Declaration of Submission recorded as Instrument No. 2016-3908 of the Madison County
Recorder's Office, and with any and all interests appurtenant to such units pursuant to such Horizontal Property Regime.

The Limited Liability Company further warrants that it is Manager managed. This Deed is executed by a majority of the
Managers or Members of the Limited Liability Company, the undersigned has authority to execute this conveyance on
behalf of the Limited Liability Company and this transfer is made in the ordinary course of business of the Limited
Liability Company.

Consideration less than \$500.00. No revenue stamps required.

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 April 7, 2020

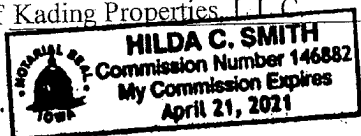
Kading Properties, L.L.C., a(n) Iowa limited liability company

By [Signature]
Karie Ramsey, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on April 7, 2020, by Karie Ramsey

as Manager
of Kading Properties, L.L.C.



[Signature]
Signature of Notary Public