

BK: 2020 PG: 2406
Recorded: 7/7/2020 at 9:44:56.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$87.20
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.: 515-453-4607

Mail tax statements to and return to:
Michael M. McCullough and Deanne K. McCullough, 7372 Macleod Ln, O'Fallon, MO 63368

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 **Michael M. McCullough and Deanne K. McCullough, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants In Common**:

Lot Twenty-Two (22) of Covered Bridge Estates, located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Winterset, Madison County, Iowa.

Order No.: 808-12615/BK

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 J Eller

Rachel Eller

Rachel Eller

Printed Name

STATE OF Texas

COUNTY OF Dallas

} SS:

This Instrument was acknowledged before me on July 6, 2020 by Rachel Eller as Manager of Bittersweet Acres, LLC.

[Signature]
Notary Public in and for said State

