



Document 2020 2416

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Date 7/07/2020 Time 11:55:37AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$77.60

Rev Stamp# 254 DOV# 249

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$49,000

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)453-4637

✓ Mail tax statements to and return to:

Nicholos Roberts and Alexis Roberts, 323 N 15th Ave, Winterset, IA 50273

1/2

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 **Nicholos Roberts and Alexis Roberts, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

Lot Thirty (30) of Covered Bridge Estates, located in the Fractional Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa; AND in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa.



Order No.: 808-12541/BS

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

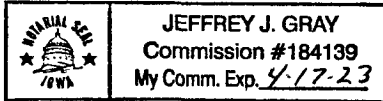
Rachel Eller

Rachel Eller
Printed Name

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on 7-1-2020 by Rachel L. Eller as Manager of Bittersweet Acres, LLC.



Jeffrey J. Gray
Notary Public in and for said State