



Document 2020 2522

Book 2020 Page 2522 Type 03 001 Pages 2

Date 7/16/2020 Time 12:14:46PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$372.80

Rev Stamp# 270 DOV# 267

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

#233,500

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

BRODY WILLRICH, 570 NE Maple Avenue, Earlham, Iowa 50072

File #MAC (rfb)

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a

WARRANTY DEED

JWC81704

Legal: **Lots 11 and 12, and the North 21 feet of Lot 10 of E. N. FANCHER'S ADDITION to the Town of Earlham, Madison County, Iowa**

Address: 570 NE Maple Avenue, Earlham, Iowa 50072



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **DSM Home Providers, L.L.C., a limited liability company**, does hereby convey the above-described real estate to **Brody W. Willrich, a single person.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, 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.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

STATE OF IOWA)

COUNTY OF Polk) SS:

On this 15 day of July, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Erica Niggemeyer, to me known, and who being by me duly sworn, did say that the person is the Manager of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

Notary Public in and for said State

Dated: 7/15/20, 2020

DSM HOME PROVIDERS, L.L.C.
A limited liability company

by:

Erica Niggemeyer, President

Erica Niggemeyer
PRINT NAME OF SIGNATORY

