



Document 2020 2647

Book 2020 Page 2647 Type 03 001 Pages 2	
Date 7/23/2020 Time 2:38:16PM	
Rec Amt \$12.00 Aud Amt \$5.00	INDX
Rev Transfer Tax \$1,415.20	ANNO
Rev Stamp# 291 DOV# 289	SCAN
LISA SMITH, COUNTY RECORDER	CHEK
MADISON COUNTY IOWA	

✓ Preparer & Return: PA HENRICHSEN 10430 NEW YORK AV STE B URBANDALE IA 50322 EMAIL: pa@henrichsenlawoffice.com 515.727.5330
 Address Tax Statement: STEPHEN RONEY & JUSTIN DALTON 4026 124th Street Urbandale IA 50323
 \$885,000 Warranty Deed

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration, Madison Lee Properties, L.L.C., a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to STEPHEN RONEY and ASHLEY RONEY, husband and wife, as joint tenants with full rights of survivorship and not tenants in common & JUSTIN DALTON and ANN DALTON, husband and wife, as joint tenants with full rights of survivorship and no tenants in common, the following described real estate:

The North Fractional Half (1/2) of the Southeast Quarter (1/4) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

The real property described above is conveyed subject to the following: All easements, all easements evidenced by use, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

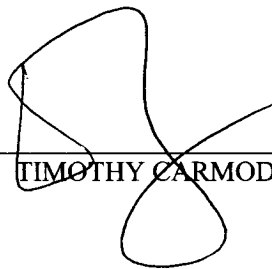
The Limited Liability Company does hereby covenant with Grantee, and Successors in interest, that Company holds the real and estate clear by of title all in liens fee and simple; that encumbrances it has good except and as may lawful be above authority to stated; sell and the convey Company the real covenants estate; to that the warrant real and estate defend is free the real estate against the lawful claims of all persons except as maybe above stated.

Grantor further covenants as follows: Grantor is a manager-managed limited liability company. This conveyance is in the deed ordinary on behalf course of the business Grantor.

[signature and notary appear on the following page]

Dated: 7-17-2020
Madison Lee Properties, L.L.C.

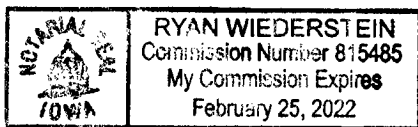
By _____
TIMOTHY CARMODY, MMBR/MGR



STATE OF IOWA, COUNTY OF Polk Ss:

This record was acknowledged before me, dated 7/17/2020, by TIMOTHY CARMODY, as MMBR/MGR of Madison Lee Properties, L.L.C.

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NOTARY PUBLIC
COMM # 815485
EXPIRES 2/25/2022