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Date 7/28/2020 Time 12:17:15PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$87.20

Rev Stamp# 301 DOV# 299

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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

U

Mail tax statements to and return to:

LRG Investments, LLC, 510 Iowa Street, Saint Marys , IA 50241

28 83334

1/1

\$ 55000

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 **LRG Investments, LLC, a limited liability company**:

Lot ^{*Forty*} ~~Fourty~~ (40) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



SUBJECT TO ANY 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.

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 Texas)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on July 24, 2020 by Rachel Eller as Manager of Bittersweet Acres, LLC.



[Signature]
Notary Public in and for said State