

Document 2020 2723

Book 2020 Page 2723 Type 03 001 Pages 2 Date 7/28/2020 Time 12:18:38PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$95.20 Rev Stamp# 302 DOV# 300

I NDX ANNO SCAN

LISA SMITH, COUNTY RECORDER

CHEK

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

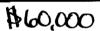
Phone No.: (515)453-4637

Mail tax statements to and return to:

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

54583333





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 Thirty-nine (39) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, lowa.



Order No.: 808-12997/BS

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.

May 6, 2022

Order No.: 808-12997/BS