

BK: 2020 PG: 3981
Recorded: 10/19/2020 at 3:57:29.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309
Phone: (515) 246-4555

Taxpayer Information: (Name and complete address)
Cherry Creek Estates, L.L.C., 7008 Madison Avenue, Urbandale, IA 50322

Return Document To: (Name and complete address)
David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

Grantors:
Kading Properties, L.L.C.

Grantees:
Cherry Creek Estates, L.L.C.

Legal description:

Document or instrument number of previously recorded documents:

BK 2015 PG 2060



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Kading Properties, L.L.C., a(n) Iowa limited liability company organized and existing under the laws of Iowa does hereby Convey to Cherry Creek Estates, L.L.C., an Iowa limited liability company

the following described real estate in Madison County, Iowa:
UNITS 1 through 46, inclusive, in VILLAS AT CHERRY CREEK CONDOMINIUMS, a Horizontal Property Regime (Condominium), located on Lots 1 through 4, Block 1, and the South 137 feet of Lot 1 Replat of Lot 5, all in Block 1, Birchwood Estates Plat 1, Winterset, Madison County, Iowa, as more particularly described in the Declaration of Submission of Property to Horizontal Property Regime, together with the undivided percentage interest in the general and limited common elements appurtenant to such units, as set forth in the Declaration recorded in Book 2020, Page 250 of the Madison County Recorder's Office, and with any and all interests appurtenant to such units pursuant to such Horizontal Property Regime.

Consideration less than \$500.00. No revenue stamps required.
The Limited Liability Company further warrants that it is Manager managed. This Deed is executed by a majority of the Managers or Members of the Limited Liability Company, the undersigned has authority to execute this conveyance on behalf of the Limited Liability Company and this transfer is made in the ordinary course of business of the Limited Liability Company.

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.

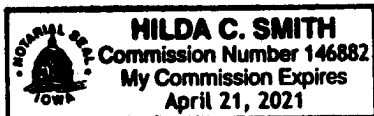
Dated on 10/15/20

Kading Properties, L.L.C., a(n) Iowa limited liability company

By Karie Ramsey Karie Ramsey, Manager By _____

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on 10/15/20, by Karie Ramsey

as Manager
of Kading Properties, L.L.C.



Hilda C. Smith
Signature of Notary Public