



Document 2020 4639

Book 2020 Page 4639 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$409.60 ANNO

Rev Stamp# 562 DOV# 557 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

256,500.



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)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

David A. Heckard and Carmella K. Heckard, 1685 Upland Trail, Prole, IA 50229

Return Document To: (Name and complete address)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

✓ Al Carver
55529 282nd st.
Ames, Ia
50010

Grantors:

Mallard Flats 2, LLC

Grantees:

David A. Heckard and Carmella K. Heckard

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$256,500.00--- Dollar(s) and other valuable consideration, Mallard Flats 2, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to David A. Heckard and Carmella K. Heckard, As Joint Tenants with full rights of survivorship and not as Tenants in Common,

the following described real estate in Madison County, Iowa:
The East Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa (INCLUDING all that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2001, Page 95, on January 10, 2001 in the Office of the Recorder of Madison County, Iowa);

AND

The Northeast Quarter (1/4) of the Northwest Quarter (1/4), AND the West Half (1/2) of the Northeast Quarter (1/4); ALL in section Five (5), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, (INCLUDING all that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2001, Page 95, on January 10, 2001 in the Office of the Recorder of Madison County, Iowa).

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 12/2/2020.

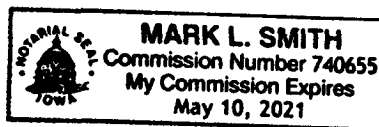
Mallard Flats 2, LLC, a(n) Limited Liability Company

By Linda A. Carver
Linda A. Carver, Member Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 12/2/2020, by Linda A. Carver

as Member Manager
of Mallard Flats 2, LLC



Mark L. Smith
Signature of Notary Public