



Document 2020 679

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$622.40

Rev Stamp# 59 DOV# 58

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



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

F1070286

\$389,500

Preparer Information: (Name, address and phone number)

Joel Huston, 1459 Grand Avenue Des Moines, Iowa 50309

Phone: (515) 457-6222

6/9

Taxpayer Information: (Name and complete address)

Bobbie Heitink and Joseph Heitink, 2894 Truro Road, Truro, IA 50257

Return Document To: (Name and complete address)

Bobbie Heitink and Joseph Heitink, 2894 Truro Road, Truro, IA 50257

Grantors:

Teamwork Ranch, L.L.C.

Grantees:

Bobbie Heitink and Joseph Heitink

Legal description:

Document or instrument number of previously recorded documents:

N/A



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

For the consideration of 1.00 Dollar(s) and other valuable consideration, Teamwork Ranch, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Bobbie Heitink and Joseph Heitink, a married couple, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:
Parcel " E" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 21.09 acres, as shown in Plat of Survey filed in Book 2020, Page 179 on January 16, 2020, 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 3-2-2020.

Teamwork Ranch, L.L.C., a(n) limited liability company

By [Signature] By _____

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on 3-2-2020, by R. DAN DUVE
as Manager
of Teamwork Ranch, L.L.C.



[Signature]
Signature of Notary Public