

BK: 2020 PG: 821  
Recorded: 3/18/2020 at 8:32:24.0 AM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$95.20  
LISA SMITH RECORDER  
Madison County, Iowa

CONSIDERATION \$60,000



**WARRANTY DEED**

Return to: Charles W. Hendricks, 1454 30th Street, #202 West Des Moines, Iowa 50266  
Taxpayer: Charles Christianson, 240 Linden Drive, Waukee, Iowa 50263  
Preparer: Charles W. Hendricks, 1454 30th Street, #202 West Des Moines, Iowa 50266,  
Phone: (515) 222-9900

For the consideration of one Dollar(s) and other valuable consideration, Badger Creek Land Co., LLC

Badger Creek Land Co., LLC do hereby Convey to Charles Christianson and Erin Christianson, 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: Lot 1 in Valyria Plat 1, a subdivision located in the SE 1/4 of the SE 1/4 of Section 24, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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.

Dated on March 13, 2020



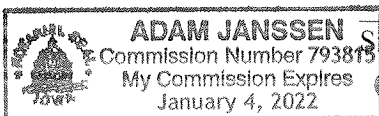
Badger Creek Land Co., LLC (Grantor)

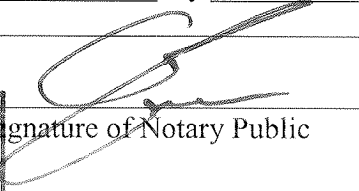
(Grantor)

BY: Rachel Totel, Member/Manager

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 3-13-2020, by Rachel Totel as Member/Manager of Badger Creek Land Co., LLC



  
Signature of Notary Public