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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$408.80 ANNO

Rev Stamp# 139 DOV# 141 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

ew Mail tax statements to and return to:

Brandon Eivins, 2006 Ash Tree Dr, Winterset, IA 50273

NAF103809

$\frac{1}{2}$ \$ 256,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Homes By Fleetwood, LLC, a limited liability company**, does hereby convey the following described real estate to **Brandon Eivins**:

Lot One (1) of Arbor Park, Plat Four (4), an Addition to the City of Winterset, Madison County, Iowa.



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.

Homes By Fleetwood, LLC

SRG

Stephen R Grubb
Printed Name

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on March 30, 2021 by Stephen R Grubb as MANAGER of Homes By Fleetwood, LLC.



Shirley Bolton
Notary Public in and for said State