



Document 2021 2112

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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623

Mail tax statements to:
CHRISTINA NOEL AND RONALD NOEL, 1328 Utopia Court, Van Meter, Iowa 50261 File #RDP (rml)

CORRECTED WARRANTY DEED CF194802

Legal: **Lot 10 of COVERED BRIDGE ESTATES, located in the East ½ of the Southwest ¼ of Section 12 of Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa**

AND

Parcel "N", a part of Lot Eleven (11) of Covered Bridge Estates, located in the East Half (½) of the Southeast Quarter (¼) of Section Twelve (12) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 1.52 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 140 on January 14, 2020 in the Office of the Recorder of Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Bittersweet Acres, LLC, a limited liability company**, does hereby convey the above-described real estate to **Christina Noel and Ronald Noel, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.


EXEMPTION – No consideration. Deed given to correct the legal description of the Warranty Deed previously recorded on November 11, 2019 at Book 2019, Page 3628.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

<p style="text-align: center;">STATE OF IOWA)</p> <p style="text-align: center;">COUNTY OF <u>Madison</u>) SS:</p> <p>On this <u>23</u> day of <u>April</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Rachel Eller</u>, to me known, and who being by me duly sworn, did say that the person is the <u>manager</u> of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.</p> <p style="text-align: center;"><i>Caleigh S Dowie</i> _____ Notary Public in and for said State</p>	<p>Dated: <u>April 22</u>, 2020</p> <p>BITTERSWEET ACRES, LLC A limited liability company</p> <p style="text-align: right;">by:</p> <p style="text-align: center;"><i>Rachel Eller, manager</i> _____</p> <div style="text-align: center;">  <p>CALEIGH S DOWIE Commission Number 816339 My Commission Expires April 10, 2022</p> </div>
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