



Document 2021 2778

Book 2021 Page 2778 Type 03 001 Pages 2
Date 7/06/2021 Time 1:49:07PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$170.40
Rev Stamp# 316 DOV# 313
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

\$ 106,840

Preparer Information: Joel D. Huston, 1459 Grand Avenue, Des Moines, IA 50309, Phone:
(515) 457-6222

Taxpayer Information: Anthony Monroe, 2953 Truro Rd., Truro, IA 50257 and Katie Monroe,
2953 Truro Rd., Truro, IA 50257

Return Document To: Anthony Monroe, 2953 Truro Rd., Truro, IA 50257

Grantors: Teamwork Ranch, L.L.C.

Grantees: Anthony Monroe and Katie Monroe

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Teamwork Ranch, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Anthony Monroe and Katie Monroe, joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 26.77 acres, as shown in Plat of Survey filed in Book 2021, Page 2079 on May 20, 2021 in the Office of the Recorder of Madison County, Iowa.

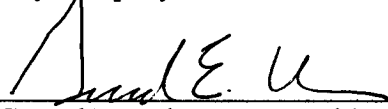


The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: 7-2-2021

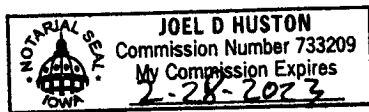
Teamwork Ranch, L.L.C., an Iowa limited liability company

By 
Gerard E. Haberman, President

By _____

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on July 2, 2021, by Gerard E. Haberman, as President, of Teamwork Ranch, L.L.C. a limited liability company.




Signature of Notary Public