



Document 2021 4331

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Date 10/18/2021 Time 12:53:16PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$100.00

Rev Stamp# 541 DOV# 534

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$63,000<sup>00</sup>

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

✓ Fax Statement

↳ & Return to: Marissa Dombrowski and William Dombrowski, 1620 East Diehl Ave., Des Moines, IA 50320

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### WARRANTY DEED

HMV 117167

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bittersweet Acres, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Marissa Dombrowski and William Dombrowski, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirty-six (36) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.



This deed is being conveyed by a Limited Liability Company in the ordinary course of business and is being signed by a member and/or manager who has the authority to act on behalf of the Limited Liability Company.

Grantor does Hereby Covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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.

Dated: 10/13/21

Bittersweet Acres, LLC, an Iowa Limited Liability Company

By Rachel Eller, Manager

Printed Name: Rachel Eller

Title: Manager

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on this 15 day of October, 2021, by Rachel Eller as Manager of Bittersweet Acres, LLC.

Katelyn A. Bryant  
Notary Public

My Commission Expires: 02/10/2023

