

EXHIBIT A

BK: 2022 PG: 1814
Recorded: 6/16/2022 at 1:33:57.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Abigail M. Hillers, 112 West Church Street, Marshalltown, IA 50158-2863; Phone: (515) 246-5816

Taxpayer Information:
Bittersweet Acres, L.L.C.
223 W. Lane
Winterset, IA 50273

Return Document To:
Abigail M. Hillers
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
112 West Church Street
Marshalltown, IA 50158-2863

Grantors: James Alver Schmitz and Kimberly Ann Bollinger-Schmitz

Grantees: Bittersweet Acres, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2021, Page 1890

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, James Alver Schmitz and Kimberly Ann Bollinger-Schmitz, husband and wife, do hereby Convey to Bittersweet Acres, L.L.C., a limited liability company organized and existing under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

Lot 12 in COVERED BRIDGE ESTATES, located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 12, Township 76 North, Range 28 West of the 5th P.M., an Official Plat, now included in and forming a part of Madison County, Iowa

AND

Parcel "M", a part of Lot 11 in COVERED BRIDGE ESTATES, 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

Subject to all covenants, restrictions and easements of record.

This deed is exempt according to Iowa Code 428A.2(21).

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: April 28, 2022.

[Signature]
James Alver Schmitz, Grantor

[Signature]
Kimberly Ann Bollinger-Schmitz, Grantor

STATE OF IOWA, COUNTY OF Polk, SS

This record was acknowledged before me on April 28, 2022, by James Alver Schmitz and Kimberly Ann Bollinger-Schmitz, husband and wife.

[Signature]
Signature of Notary Public

