

BK: 2022 PG: 2682
Recorded: 9/12/2022 at 8:22:47.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Abigail M. Hillers, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 243-4191

Taxpayer Information: Bittersweet Acres, LLC, 223 W Lane Street, Winterset, IA 50273

Return Document To: Abigail M. Hillers, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004

Grantor(s): LRG Investments, LLC

Grantees: Bittersweet Acres, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, LRG Investments, LLC, and Iowa Limited Liability Company, does hereby Convey to Bittersweet Acres, LLC, and Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

Lot Thirty-Nine (39) 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 5th P.M.

AND

Lot Forty (40) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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

The Limited Liability Company does Hereby Covenant with grantees, and successors in interest, that the Company 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: September 7 2022.

LRG INVESTMENTS, LLC

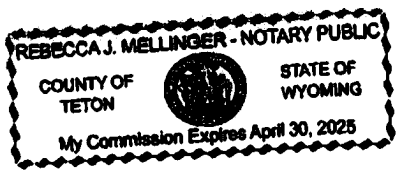
WYOMING

[Signature]

Ryan Gray, Manager

STATE OF ~~IOWA~~, COUNTY OF TETON

This record was acknowledged before me on September 7th 2022 by Ryan Gray, as Manager of LRG Investments, LLC.



[Signature]

Signature of Notary Public