

BK: 2022 PG: 2733
Recorded: 9/16/2022 at 9:26:28.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$767.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Robert D. Andeweg, 700 Walnut Street, Suite 1600, Des Moines, IA 50309, Phone: (515) 283-3106

Taxpayer Information: (name and complete address)

Bird Creek Acres, LLC, 3708 Southern Hills Drive, Des Moines, IA 50321

Return Document To: (name and complete address)

Bird Creek Acres, LLC, 3708 Southern Hills Drive, Des Moines, IA 50321

Grantors:

Lauridsen Rustic Retreat, LLC

Grantees:

Bird Creek Acres, LLC

Legal Description: See Page 2

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

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Lauridsen Rustic Retreat, LLC, an Iowa limited liability company ("Grantor"), does hereby convey to Bird Creek Acres, LLC, an Iowa limited liability company, ("Grantee") the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-two (22) AND the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-three (23), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Subject to and together with easements, restrictions and covenants of record.

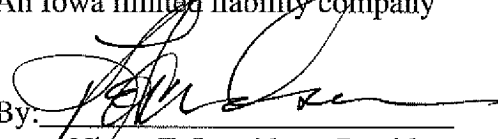
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor hereby covenants with Grantee, 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.

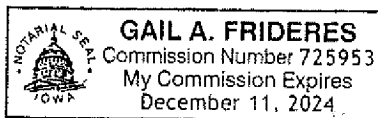
Date Signed: September 14, 2022

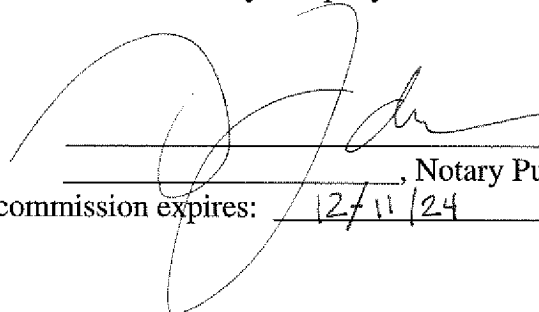
LAURIDSEN RUSTIC RETREAT, LLC,
An Iowa limited liability company

By: 
Nixon E. Lauridsen, President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on September 14, 2022, by Nixon E. Lauridsen, as President of Lauridsen Rustic Retreat, LLC, an Iowa limited liability company.




_____, Notary Public
My commission expires: 12/11/24