

BK: 2022 PG: 3452
Recorded: 12/1/2022 at 10:00:20.0 AM
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

Preparer & Return: PA HENRICHSEN 10430 NEW YORK AV STE B URBANDALE IA 50322 E-MAIL:
pa@henrichsenlawoffice.com 515.727.5330
Buyer Name: Scott R Bezdicek & Beth A Bezdicek
Address Tax Statement: Scott R Bezdicek & Beth A Bezdicek 1806 N. 8TH AVE WINTERSET IA 50273

Warranty Deed

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration,

Grantor: BETTER THAN NEW CONSTRUCTION, LC
a(n) IOWA limited liability company, does hereby Convey to

Grantee: Scott R Bezdicek & Beth A Bezdicek, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.

the following described real estate:


Lots Two (2) and Three (3) of Chapins Acres, located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Seventy-six (76), Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

428A.2 (21) Exceptions. Less than \$500 Consideration


The real property described above is conveyed subject to the following: All easements, all easements evidenced by use, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession. 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. Iowa Land Title Standard 15.3- This LLC is a member-managed or manager managed; (2) the conveyance is the ordinary course of the LLC's business; and (3) the undersigned has the authority to act on behalf of the LLC OR the Limited Liability Company does hereby covenant with Grantee, and Successors in interest, that Company holds the real and estate clear by of title all in liens fee and simple; that encumbrances it has good except and as may lawful be above authority to stated; sell and the convey Company the real covenants estate; to that the warrant real and estate defend is free the real estate against the lawful claims of all persons except as maybe above stated. Grantor further covenants as follows: Grantor is a manager-managed limited liability company. This conveyance is in the deed ordinary on behalf course of the business Grantor.

[signature and notary appear on the following page]

Dated: 12-01-2022 By 

BETTER THAN NEW CONSTRUCTION, LC
Scott R Bezdicek, MMBR/MGR

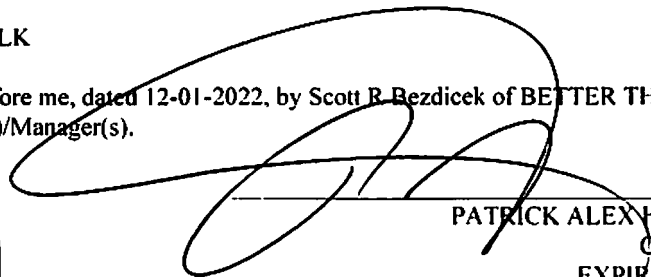
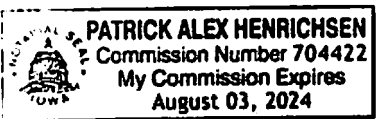
Dated: 12-01-2022 By 

BETTER THAN NEW CONSTRUCTION, LC
Beth A Bezdicek, MMBR/MGR

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me, dated 12-01-2022, by Scott R Bezdicek of BETTER THAN NEW CONSTRUCTION, LC, as Member(s)/Manager(s).

«seal»

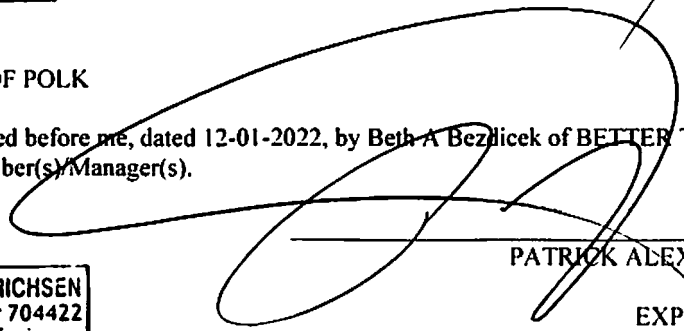
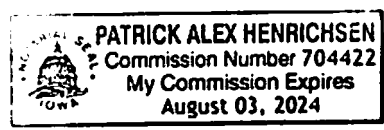


PATRICK ALEX HENRICHSEN
COMM 704422
EXPIRES 08/03/2024

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me, dated 12-01-2022, by Beth A Bezdicek of BETTER THAN NEW CONSTRUCTION, LC, as Member(s)/Manager(s).

«seal»



PATRICK ALEX HENRICHSEN
COMM 704422
EXPIRES 08/03/2024