



Document 2023 940

Book 2023 Page 940 Type 03 001 Pages 2
Date 5/04/2023 Time 1:04:50PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$98.40 ANNO
Rev Stamp# 121 DOV# 123 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$62,000

SPACE ABOVE FOR RECORDER

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

E Return to: Ronald Noel and Christina Noel, 1775 Maple Court, Winterset, IA 50273

NMA137587

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bittersweet Acres, L.L.C., an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Ronald Noel and Christina Noel, 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 Twelve (12) of Covered Bridge Estates, located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND Parcel "M", a part of Lot Eleven (11) of said Covered Bridge Estates, containing 1.52 acres, more 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.



This deed is being conveyed by a Limited Liability Company in the ordinary course of business signed by a representative with the authority to act on behalf of the Limited Liability Company.

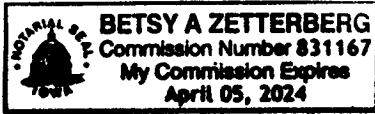
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor 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: April 27, 2023

Bittersweet Acres, L.L.C.
an Iowa Limited Liability Company



By Rachel Rachel Eller

Printed Name: Rachel Eller

Title: Manager

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on this 27 day of April, 2023, by
Rachel Eller as Manager of Bittersweet Acres, L.L.C..

A handwritten signature in cursive script, appearing to be "BZ", written over a horizontal line.

Notary Public

My Commission Expires: 4-5-24