

LISA SMITH, COUNTY RECORDER
MADISON IOWA

LVVA
Prepared By: James L. Bergkamp, Jr., ISBA#AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Telephone: 515-993-1000

Send Tax Claire L. Moxon
Statement To: 1048 Terrace Ct., Van Meter, IA 50261

Return to: First American Escrow of Iowa, Attn: Lindsey Strable
10641 Justin Dr., Urbandale, IA 50322

\$355,000.00

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **BLUEBIRD PROPERTIES, LLC, an Iowa Limited Liability Company**, (Grantor) does hereby convey to **CLAIRE L. MOXON, a single person**, (Grantee) the following described real estate in Madison County, Iowa:

Lot One (1) of Bluebird Estates Subdivision, located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Five (5) and in Government Lots Four (4) and Seven (7) in Section Six (6), ALL in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.



Subject to any easements and restrictions of record.

Grantors do hereby Covenant with the 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, according to the context.

STATE OF IOWA, POLK, COUNTY, ss:

On this 15th day of February, 2008, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dave Krog, to me personally known, who being by me duly sworn, did say that he is a Member and the CEO of Bluebird Properties, LLC and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said Dave Krog acknowledged the execution to be the voluntary act and deed of said limited liability company by it and by him voluntarily executed.

Dated this 15th day of February, 2008.

BLUEBIRD PROPERTIES, LLC

Bluebird Properties LLC by Dave Krog
By: Dave Krog (Grantor)
Member and CEO

Crystal N. Faux
Notary Public in and for the State of Iowa

