

Document 2008 2728

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Date 9/09/2008 Time 1:01 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$372.00

Rev Stamp# 281 DOV# 282

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

✓ mca  
This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Keith Findley and Susan Findley, 805 NW Buckeye Ave., Earlham, IA 50072

Mail tax statements to:

Keith Findley and Susan Findley, 805 NW Buckeye Ave, Earlham, IA 50072

File #3808352 / 332110 / 14324 (dv)

# 233,000.00

## WARRANTY DEED

Legal: Lot Thirteen (13) of Williamson Addition Plat Two (2) to the City of Earlham, Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **V & S Homes, L.L.C.**, a **limited liability company**, does hereby convey unto **Keith Findley and Susan Findley, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

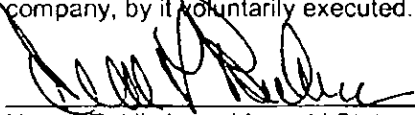
The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

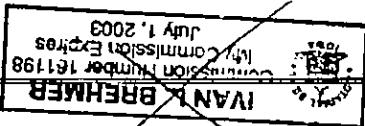
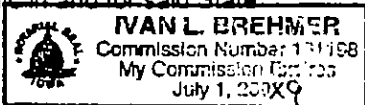
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

COUNTY OF POK ) SS:

On this 8 day of September, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared Bradley W. Vity, to me known, and who being by me duly sworn, did say that the person is the member of said limited liability company, that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

  
Notary Public in and for said State



Dated: 9/8/08

V & S Homes, L.L.C., a limited liability company

BY: V & S Homes, LLC, Bradley W. Vity  
(member)