Document 2008 2779

Book 2008 Page 2779 Type 03 001 Pages 2

Date 9/15/2008 Time 10:24 AM Rec Amt \$12.00 Aud Amt \$5.00

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$135.20 Rev Stamp# 289 DOV# 289

LISA SMITH, COUNTY RECORDER CHEK

INDX

ANNO SCAN

MADISON TOWA



Warranty Deed

(Corporate/Business Entity Grantor) THE IOWA STATE BAR ASSOCIATION Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731 \$85,000

Taxpayer Information: (Name and complete address) Claire Moxon, 1048 Terrace Court, Van Meter, IA 50261

Return Document To: (Name and complete address)
Claire Moxon, 1048 Terrace Court, Van Meter, IA 50261

Grantors:

Bluebird Properties, LLC

Grantees:

Claire Moxon

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed (Corporate/Business Entity Grantor)

For the consideration of \$85,000.00	Dollar(s) and other
valuable consideration, Bluebird Properties, LLC	
	, a(n) Limited Liability Company
organized and existing under the laws of <u>Iowa</u>	does hereby Convey to
Claire Moxon the following describe	d real estate in Madison County, lowa:
Int Fighteen (19) of Dhughird Estates Subdivision	located in Sections Five (5) and Six (6). Township
Seventy-seven (77) North, Range Twenty-six (26)	West of the 5th P.M. Madison County Jowa
Seventy-seven (77) North, Range Twenty-six (20)	West of the 5th F.M., Madison County, Towa
	•
The grantor hereby covenants with grantee	es, and successors in interest, that it holds the real
estate by title in fee simple: that it has good and la	wful authority to sell and convey the real estate; that
the real estate is free and clear of all liens and end	cumbrances, except as may be above stated; and it
covenants to Warrant and Defend the real estate a	against the lawful claims of all persons, except as
may be above stated.	
Words and phrases berein, including acknow	owledgment hereof, shall be construed as in the sin-
gular or plural number, according to the context.	Swiddgillott Horoot, ottali oo oottowaaa aa waa aa
_	
Dated: 9-17-08	
rsi.	nebird Properties, LLC
	Limited Liability Company
a(II)	Limited Esability Company
	By Jack Til
	David Krog, Manager
	By
STATE OF, COUNTY OF	Madeen
STATE OF, COUNTY OF _	1 /2 -
This instrument was acknowledged before	me on this
by David Krog	
as Manager	
of Bluebird Properties, LLC	
	Sund blely -
aus .	JERROLD B. QUIVER Notary Public
	Commission required A2
· ***	My Commission Expires August 26, 2009