

Document 2008 2858

Book 2008 Page 2858 Type 03 001 Pages 2  
Date 9/23/2008 Time 10:54 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$311.20  
Rev Stamp# 299 DOV# 299

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK

*L/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:

✓ Daniel Maxey and Jayne Maxey, 705 NE 4th St, Earlham, IA 50072

Mail tax statements to:

Daniel Maxey and Jayne Maxey, 705 NE 4th St, Earlham, IA 50072

File # 3808379 / 331787 / 14437 (dv)

\$ 195,000.00

## WARRANTY DEED

Legal:

**Lot Thirty-six (36) of Clearview Estates Plat 2, an Official Plat in 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, LLC, a limited liability company**, does hereby convey unto **Daniel Maxey and Jayne Maxey, 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 )

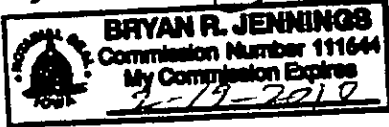
COUNTY OF DALLAS )

SS:

On this 19<sup>th</sup> day of September, 2008  
before me the undersigned, a Notary Public in and for  
said State, personally appeared

Brad Vra, to me known, and  
who being by me duly sworn, did say that the person  
is the managing 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.

Bryan R. Jennings  
Notary Public in and for said State



Dated: Sept 19, 2008.

V & S Homes, LLC, a limited liability company

Brad Vra (member)  
BY: \_\_\_\_\_