

Document 2007 3275

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Date 8/23/2007 Time 10:52 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$559.20  
Rev Stamp# 333 DOV# 346

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$350,000.<sup>00</sup>

## 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)

Jason Laughlin, 3115 Douglas Avenue, Des Moines, IA 50310, Phone: (515) 255-4500

**Taxpayer Information:** (Name and complete address)

Blake and Tina Richards, 3309 105th Street, Cumming, Iowa

**Return Document To:** (Name and complete address)

Blake and Tina Richards, 3309 105th Street, Cumming, Iowa

**Grantors:**

Vintage Custom Homes, L.L.C.

**Grantees:**

Blake W. Richards and Tina M. Richards,  
husband and wife, as joint tenants with full  
rights of survivorship and not as tenants in  
common,

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of 1 Dollar(s) and other valuable consideration, Vintage Custom Homes, L.L.C., a(n) Iowa Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to Blake W. Richards and Tina M. Richards, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Polk County, Iowa:  
The East Ten (10) Acres of the Southwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

The grantor hereby covenants with grantees, and successors in interest, that it 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 it 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, according to the context.

Dated: \_\_\_\_\_

Vintage Custom Homes, L.L.C.  
a(n) Iowa Limited Liability Company

By *Matthew Peterson*

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF POLK 20th day of August  
This instrument was acknowledged before me on this \_\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_  
Matthew Peterson  
Manager  
Vintage Custom Homes, L.L.C.

*Michael Christians*  
Michael Christians, Notary Public

