



Document 2010 1677

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Date 7/21/2010 Time 1:48 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$74.40

Rev Stamp# 494 DOV# 553

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by and return to:

MATTHEW M. SAHAG, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

MATTHEW S. LEHMAN, 312 NE Harvey Street, Grimes, Iowa 50111

A&R File #16667-10-REM (MMS)

WARRANTY DEED

Legal: **Lot 19 in TIMBER RIDGE ESTATES PHASE II, an Official Plat, now included in and forming a part of Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Exclusive Properties, L.L.C., a limited liability company**, does hereby convey unto **Matthew S. Lehman and Casey L. Klug**, 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 Grantees, 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.

This sale is made in the ordinary course of business of the limited liability company.

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 16 day of July, 2010,
before me the undersigned, a Notary Public in and for
said State, personally appeared

Douglas Redenius, to me known, and who being by
me duly sworn, did say that the person is the
secretary 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 person acknowledged the
execution of this instrument to be the voluntary act
and deed of the limited liability company, by it
voluntarily executed.

Matthew Adams

Notary Public in and for said State

Dated: July 16th, 2010

EXCLUSIVE PROPERTIES, L.L.C.
A limited liability company

by:

Douglas Redenius, Sec.
Douglas Redenius, Secretary

