



Document 2011 710

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Date 3/17/2011 Time 11:35 AM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$369.60
Rev Stamp# 70 DOV# 77

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:
MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700
Return to:
Mirza Baig and Fariha Baig, 13975 Lakeview, Clive, IA 50325
Mail tax statements to:
Mirza Baig and Fariha Baig, 13975 Lakeview, Clive, IA 50325

Phone No.: (515)278-0623

36265291sb

Order No.: MES-31890

\$ 231,500.⁰⁰

WARRANTY DEED



Legal: Lots Two (2), Three (3) and Four (4) of Bitterroot Subdivision, located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Hatten Co., L.L.C., a limited liability company, does hereby convey unto Mirza Baig and Fariha Baig, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

GW #1

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.

Hatten Co., L.L.C.

M.S. Hatten

By:
Title:

STATE OF Iowa)
COUNTY OF Polk) SS:

On this 3 day of March, 2011, before me, a Notary Public in and for said State, personally appeared the above-signed, to me personally known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s) executed the same as their voluntary act and deed.

Amy Schaffer
Notary Public in and for said State

