



Document 2011 1220

Book 2011 Page 1220 Type 03 001 Pages 2
Date 5/16/2011 Time 11:07 AM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$223.20
Rev Stamp# 140 DOV# 149
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by and return to: Bryan R Jennings, PO Box 158, Adel, Iowa 50003
MATTHEW M. SAHAG, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623

Mail tax statements to:
JOSH AND TRACY UHLMAN, 35796 M Lane, Earlham, Iowa 50072

A&R File #18163-11-MMS (mac)

\$140,000

WARRANTY DEED

Legal: **The Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 4, Township 76 North, Range 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, **Westward, L.L.C., a limited liability company**, does hereby convey unto **Josh Uhlman and Tracy Uhlman, a married couple**, 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.

The Limited Liability Company further warrants that it is: Member-managed Manager-managed

This deed is signed by a majority of the managers or members, as appropriate.

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 Polk) SS:

On this 12 day of May, 2011,
before me the undersigned, a Notary Public in and for
said State, personally appeared
Stephen R. Grubb, to me
known, and who being by me duly sworn, did say that
the person is the President 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 or managers;
that the person signing this deed has the authority to
act on behalf of the limited liability company; and that
the person acknowledged the execution of this
instrument to be the voluntary act and deed of the
limited liability company, by it voluntarily executed.

Shirley Bolton
Notary Public in and for said State

Dated: 5/12, 2011

WESTWARD, L.L.C.
A limited liability company by:

SARG

