



Document 2011 1823

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Date 7/13/2011 Time 10:52 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$107.20

Rev Stamp# 206 DOV# 220

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



# 67,500<sup>02</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)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Matthew P. Foley, 210 E Lane, Winterset, IA 50273

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

Covered Bridge Realty, 104 North 1st Ave., Winterset, IA 50273

**Grantors:**

Two B Green & Green Real Estate; true and correct name is Two B Green & Green, LLC

**Grantees:**

Matthew Foley

**Legal description:** See Page 2

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

GW #1



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$67,500.00 Dollar(s) and other valuable consideration, Two B Green & Green Real Estate; true and correct name is Two B Green & Green, LLC,  
a(n) limited liability company organized and existing under the laws of Nevada does hereby Convey to Matthew Foley

         the following described real estate in Madison County, Iowa:  
A part of Lot Two (2) and a part of Lot Three (3) and a part of the alley lying South of said Lots Two (3) and Three (3), ALL in Block Twenty-two (22) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at a point 66 feet East of the Northwest corner of said Block Twenty-two (22), and running thence South 140 1/4 feet, thence East 116 feet, thence North 140 1/4 feet, thence West 116 feet to the place of beginning, EXCEPT that part on the North side thereof conveyed to the City of Winterset for street purposes.

Michael Green and Jennifer Green are the sole unit holders and managers of Grantor.

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: 6/14/11

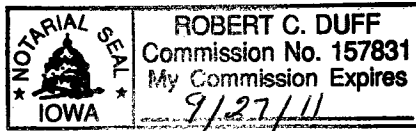
Two B Green & Green Real Estate; true and correct name is Two B Green & Green, LLC,  
a(n) limited liability company

By [Signature]  
Michael Green, Manager

By [Signature]  
Jennifer Green, Manager

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 6/14/11,  
by Michael Green and Jennifer Green  
as Manager and Manager, respectively  
of Two B Green & Green Real Estate; true and correct name is Two B Green & Green, LLC.



Robert C Duff, Notary Public