



Document 2013 482

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Date 2/14/2013 Time 11:16 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$71.20

Rev Stamp# 37 DOV# 36

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$ 45,000.00

### 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)

Charles W. Hendricks, 1701 48th St., Ste. 290, West Des Moines, IA 50266, Phone: (515) 222-9900

2/2

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

Troy & Jamie Anderson  
3838 40th Street  
Des Moines, IA 50310

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

Troy & Jamie Anderson  
3838 40th Street  
Des Moines, IA 50310

**Grantors:**

Exclusive Properties, LLC

**Grantees:**

Troy A. Anderson and Jamie R. Anderson,  
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 One Dollar(s) and other  
valuable consideration, Exclusive Properties, LLC

a(n) Limited Liability Company organized and existing under  
the laws of Iowa does hereby Convey to Troy A. Anderson and Jamie  
R. Anderson, husband and wife as joint tenants with full rights of survivorship and not as tenants in  
common the following described real estate in Madison County, Iowa:  
Lot 35 of Phase II, Timber Ridge Estates, located in the Northeast Quarter of Section 29, Township 77  
North, Range 26 West of the 5th P.M., Madison County, Iowa; and Parcel "J" of Lot 36 of Phase II,  
Timber Ridge Estates, containing 0.40 acres, as shown in Plat of Survey filed in Book 2013 Page 315  
on January 28, 2013 in the Office of the Recorder of Madison County, Iowa.

This instrument is being signed by the duly authorized Manager of the undersigned Limited Liability  
Company by said person pursuant to its Operating Agreement in the ordinary course of business.

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 sin-  
gular or plural number, according to the context.

Dated: 2-12-13

Exclusive Properties, LLC  
a(n) Limited Liability Company

By Douglas D. Redenius, mgr.  
Douglas D. Redenius, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on this 2/12/2013  
by Douglas D. Redenius  
as Manager  
of Exclusive Properties, LLC

Janet K. Sponsler  
Janet K. Sponsler, Notary Public

