



Document 2013 780

Book 2013 Page 780 Type 03 001 Pages 2

Date 3/18/2013 Time 9:29 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$279.20

Rev Stamp# 66 DOV# 65

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$175,000

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)

J & B Properties, LLC, 4015 Alexandra Drive, Waterloo, IA 50702

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

J & B Properties, LLC, 4015 Alexandra Drive, Waterloo, IA 50702

Grantors:

Robin's Nest Apartments, L.L.C.

Grantees:

J & B Properties, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$175,000.00 Dollar(s) and other
valuable consideration, Robin's Nest Apartments, L.L.C.

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to J & B Properties, LLC

the following described real estate in Madison County, Iowa:
Parcel "F" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section
Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,
City of Winterset, Madison County, Iowa, containing 0.613 acres, as shown in the Plat of Survey filed
in Book 2, Page 342 on February 26, 1998, in the Office of the Recorder of
Madison County, Iowa

Robin M. Leonard is the sole member and the sole manager of the 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 sin-
gular or plural number, according to the context.

Dated: March 14, 2013

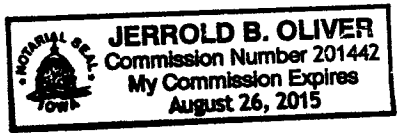
Robin's Nest Apartments, L.L.C.
a(n) Limited Liability Company

By [Signature]
Robin M. Leonard, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this March 14, 2013
by Robin M. Leonard
as Manager
of Robin's Nest Apartments, L.L.C.



[Signature], Notary Public