



Document 2013 1136

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Date 4/22/2013 Time 1:26 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$15.20

Rev Stamp# 103 DOV# 100

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$9984.00

### 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)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 745-4079

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

Bryan D. and Jamie McDonald, 2582 Carver Road, Winterset, IA 50273

#### Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

#### Grantors:

BVI Real Estate, L.L.C.

#### Grantees:

Bryan D. McDonald  
Jamie McDonald

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$9,984.00 Dollar(s) and other  
valuable consideration, BVI Real Estate, L.L.C.

a(n) Limited Liability Company organized and existing under  
the laws of Iowa does hereby Convey to Bryan D. McDonald and Jamie  
McDonald, 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:

Parcel "A" in the West Half of the Southwest Quarter of Section 22, Township 75 North, Range 28 West of the  
5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2013, Page 499 on February 15,  
2013, in the Office of the Recorder of Madison County, Iowa.

The above-named limited liability company is a domestic limited liability company under the laws of the State  
of Iowa; is a member-managed company; the above-described real estate is conveyed by the Grantor in the  
ordinary course of its business affairs; and, the undersigned member is authorized by the members of the  
limited liability company to execute this deed of conveyance on behalf 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: April 16, 2013

BVI Real Estate, L.L.C.  
a(n) Limited Liability Company

By [Signature]  
Brad VanWeelden, Owner

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this April 16, 2013  
by Brad VanWeelden  
as Owner  
of BVI Real Estate, L.L.C.

[Signature], Notary Public

**JULIA MCMAHON**  
Commission Number 741404  
My Commission Expires  
6-23-15