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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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

Taxpayer Information: (Name and complete address)

Ronald & Sarah Schultz
4312 62nd Street
Urbandale, IA 50322

Return Document To: (Name and complete address)

Ronald & Sarah Schultz
4312 62nd Street
Urbandale, IA 50322

Grantors:

Exclusive Properties, LLC

Grantees:

Ronald D. Schultz and Sarah Schultz,
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:

NW



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 Ronald D. Schultz and Sarah
Schultz, 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 Thirty-two (32) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of
Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the
5th P.M., Madison County, Iowa.

This instrument is being signed by the duly authorized Manager of the Manager-Managed Limited
Liability Company by said person pursuant to its Operating Agreement and 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 singular or plural number, according to the context.

Dated: 8-1-13

Exclusive Properties, LLC
a(n) Limited Liability Company

By Douglas Redenius, Manager

By Douglas Redenius, mgr.

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on this August 1, 2013
by Douglas Redenius
as Manager
of Exclusive Properties, LLC



Janet K. Sponsler, Notary Public

MCA