



Document 2013 2416

Book 2013 Page 2416 Type 03 001 Pages 2

Date 8/16/2013 Time 10:33 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$431.20

Rev Stamp# 233 DOV# 240

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4614

Return to:

*Jennings Law Office, PO Box 158, Adel, Iowa 50003*

~~Kristine M. Fasano and Frank J. Fasano, 1075 Woodland Ave, Cumming, IA 50061~~

Mail tax statements to:

Kristine M. Fasano and Frank J. Fasano, 1075 Woodland Ave, Cumming, IA 50061

Order No.: MES-47448/JV

**\$ 270,000.00**

## WARRANTY DEED

Legal: **The Southeast Quarter (1/4) of the Sotheast Quarter(1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a parcel of land in the Southeast Quarter(1/4) of the Southeast Quarter (1/4) of said Section Two (2), more particularly described as follows: Beginning at the Southeast corner of said Section Two (2), thence South 85°02'00" West along the south line of Section Two (2), 542.54 feet, thence North 0°00' 426.77 feet, thence North 90° 00' East, 540.50 feet to the east line of Section Two (2), thence South 0°00' 379.80 feet to the point of beginning, said excepted parcel containing 5.00 acres including roadway, and except Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), as shown in Plat of Survey filed in Book 3, page 387 on February 16, 1999 in the Office of the Recorder of Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Lowry & Hodge LLC, a limited liability company,** does hereby convey unto **Kristine M. Fasano and Frank J. Fasano, as Joint Tenants with full rights of survivorship and not as Tenants in Common,** the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Limited Liability Company further warrants that it is:  Member-managed  Manager-managed

This deed is signed by a majority of the managers or members, as appropriate. The undersigned has the authority to sign on behalf of the limited liability company.

**This sale is made in the ordinary course of business of the limited liability company.**

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Lowry & Hodge LLC

BY:

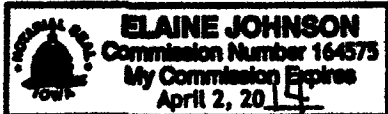
William K. Lowry, Manager

STATE OF Iowa )

COUNTY OF Polk )

SS:

This instrument was acknowledged before me on August 12, 2013 by William K. Lowry as manager of Lowry & Hodge LLC.



Elaine Johnson  
Notary Public in and for said State