



Document 2013 2584

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Rev Transfer Tax \$47.20  
Rev Stamp# 257 DOV# 265

INDX ✓  
ANNO  
SCAN  
CHEK

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)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Valerie L. Stanfill  
12204 S.E. Miller Drive  
Runnells, Iowa 50237

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Pitzer United, LLC

**Grantees:**

Valerie L. Stanfill

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$30,000.00 and no/100ths----- Dollar(s) and other valuable consideration, PITZER UNITED, LLC

a(n) limited liability company organized and existing under the laws of the State of Iowa does hereby Convey to VALERIE L. STANFILL,

----- the following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of the Northeast Quarter (1/4) of said Section Twenty-one (21), running thence South Twenty (20) Rods, thence West Twelve (12) Rods, thence North Twenty (20) Rods, thence East Twelve (12) Rods to the place of beginning; EXCEPT Parcel "A" located therein, containing 0.61 acres, as shown in Plat of Survey filed in Land Plat Book 2, Page 445 on March 7, 1994, in the Office of the Recorder of Madison County, Iowa.

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: 9/3, 2013

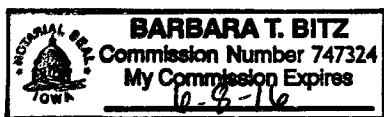
Pitzer United, LLC  
a(n) Iowa limited liability company

By Ronni B. Scott  
Ronni B. Scott, Member

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this Sept 3, 2013,  
by Ronni B. Scott  
as Member  
of Pitzer United, LLC



Barbara T. Bitz, Notary Public