



Document 2013 3123

Book 2013 Page 3123 Type 03 001 Pages 2
Date 10/16/2013 Time 11:04 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$264.80
Rev Stamp# 319 DOV# 330
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

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

Phone No.: (515)453-4635

Return to:

TNW Sporthorses LLC, 2495 Willow Bend Trl, Saint Charles, IA 50240

Mail tax statements to:

TNW Sporthorses LLC, 2495 Willow Bend Trl, Saint Charles, IA 50240

Order No.: MES-48792/MF

E \$166,000.00

WARRANTY DEED

Legal: Parcel "E" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.05 acres, more or less, as shown in Plat of Survey filed in Book 2006, Page 253 on January 18, 2006, 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, **Tiffany M. Johnson, a single person**, does hereby convey unto **TNW Sporthorses LLC**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

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.

Tiffany M. Johnson
Tiffany M. Johnson

STATE OF Iowa

COUNTY OF Madison

SS: [REDACTED]

This instrument was acknowledged before me on October 14 2013 by Tiffany M. Johnson, a single person.

[Signature] Iowa
Notary Public in and for said State

