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Date 1/02/2014 Time 1:29 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$687.20

Rev Stamp# 5 DOV# 5

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

Preparer: Matthew M. Hurn, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (237CB)

Return To: Timothy Kline, 2989 143rd Court, Van Meter, IA 50261

Taxpayer Information: Timothy Kline, 2989 143rd Court, Van Meter, IA 50261

1331VB

\$429,900

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Classic Builders, Inc., a corporation organized and existing under the laws of Iowa does hereby Convey to Timothy Kline and Melissa Kline, 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-six (36) 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; EXCEPT Parcel J, located therein, containing 0.40 acres, as shown in Plat of Survey filed in Book 2013, Page 315 on January 28, 2013, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

The Corporation 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, and as masculine or feminine gender, according to the context.

Dated: 12-30-13

Classic Builders, Inc., an Iowa Corporation

By: [Signature]  
Josh Moulton, President

STATE OF IOWA }  
COUNTY OF Town } ss:

On this 30 day of December, 2013, before me the undersigned, a Notary Public in and for said State, personally appeared Josh Moulton as President of Classic Builders, Inc., an Iowa Corporation.

[Signature]  
Notary Public in and for said State



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