



Document 2014 1869

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Date 7/31/2014 Time 10:33 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$82.40

Rev Stamp# 255 DOV# 265

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$52,000

### 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, 1454 30th St. Unit 202, West Des Moines, IA 50266, (515) 440-1782

2  
3

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

Nathan & Amanda Johnston, 701 Legacy Drive #2724, Plano, TX 75023

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

Nathan & Amanda Johnston, 701 Legacy Drive #2724, Plano, TX 75023

**Grantors:**

Exclusive Properties, LLC

**Grantees:**

Nathan Alan Johnston and Amanda N. Johnston, 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:**



# 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 Nathan Alan Johnston and  
Amanda N. Johnston, 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 (30) 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 "F", located therein, containing 0.20 acres, more or  
less, as shown in Plat of Survey filed in Book 2006, Page 5246 on December 19, 2006, in the Office of  
the Recorder of Madison County, Iowa.

MCA

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 sin-  
gular or plural number, according to the context.

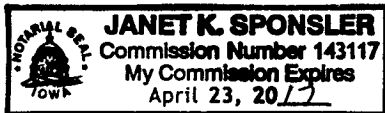
Dated: 7-24-14

Exclusive Properties, LLC  
a(n) Limited Liability Company

By Douglas E. Redenius  
Douglas E. Redenius, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF Polk  
This record was acknowledged before me on this 24th day of July, 2014,  
by Douglas E. Redenius  
as Manager  
of Exclusive Properties, LLC



Janet K. Sponsler  
Signature of Notary Public