



Document 2014 1923

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$439.20
Rev Stamp# 267 DOV# 279

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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$ 275,000.⁰⁰

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)

Joseph W. Coppola III, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266, (515) 283-1801

1/2

Taxpayer Information: (Name and complete address)

Jeff Garrison,

1/2

Return Document To: (Name and complete address)

Joseph W. Coppola III, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266

Grantors:

The Kruzan Group, L.L.C.

Grantees:

Jeff Garrison and Angela Garrison, 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 (\$1.00) Dollar(s) and other valuable consideration, The Kruzan Group, L.L.C.

a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Jeff Garrison and Angela Garrison, 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: The West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) and the South Half (1/2) of the Northwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPTING therefrom Parcel "G", containing 26.794 acres, as shown in Plat of Survey filed in Book 2008, Page 364 on February 1, 2008, 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 singular or plural number, according to the context.

Dated: 8/1/2014

The Kruzan Group, L.L.C.
a(n) Limited Liability Company

By [Signature]
MANAGING PARTNER TED KRUZAN

By _____

STATE OF IOWA COUNTY OF Polk
This record was acknowledged before me on this 1 day of AUGUST, 2014
by Ted Kruzan
as Managing Partner
of The Kruzan Group, L.L.C.

[Signature]
Signature of Notary Public

 **KELLY O'NEAL**
Commission Number 780181
My Commission Expires
September 9, 2016