



Document 2014 2342

Book 2014 Page 2342 Type 03 001 Pages 3
Date 9/17/2014 Time 3:20 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$1,463.20
Rev Stamp# 329 DOV# 348
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

\$915,000

WARRANTY DEED

Preparer Information:

Lisa R. Wilson
475 Alice's Road, Suite B
Waukee, Iowa 50263
(515) 369-2502

1/2

Taxpayer Information:

James and Kelly Pearson
1332 Pointe Court
Cumming, Iowa 50061

Return Document To:

Wilson Law Firm, P.C.
475 Alice's Road, Suite B
Waukee, Iowa 50263

Grantor:

Jerry Bussanmas, L.L.C.

Grantee:

James L. Pearson and Kelly J. Pearson

Legal Description:

See Exhibit A.

Document or instrument number of previously recorded documents:

N/A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, JERRY BUSSANMAS, L.L.C., an Iowa limited liability company, hereby Conveys unto JAMES L. PEARSON AND KELLY J. PEARSON, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

SEE EXHIBIT "A".

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

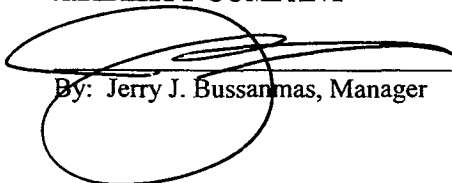
Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate: that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead and distributive share in and to such 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.

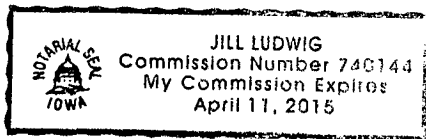
Dated Sept 15, 2014.

JERRY BUSSANMAS, L.L.C., AN IOWA LIMITED LIABILITY COMPANY


By: Jerry J. Bussanmas, Manager

STATE OF IOWA)
Polk)SS:
COUNTY OF ~~DALLAS~~)

SUBSCRIBED TO AND SWORN BEFORE ME on this 15 day of Sept, 2014, by Jerry J. Bussanmas, Manager of Jerry Bussanmas, L.L.C.


NOTARIAL SEAL
IOWA
JILL LUDWIG
Commission Number 740144
My Commission Expires
April 11, 2015

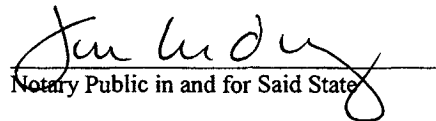

Notary Public in and for Said State

EXHIBIT "A"

Lot Seventeen (17) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), South Half (1/2) of the Northeast Quarter (1/4), Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

