



Document 2014 2393

Book 2014 Page 2393 Type 03 001 Pages 2  
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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$136.00  
Rev Stamp# 338 DOV# 357

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$85,425.00

### 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)

Mark A. Smith, 7755 Office Plaza Drive N, Ste 195, West Des Moines, IA 50266, (515) 978-1312

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

Kyle T. Rohlk, 2135 SE Leeann Drive, Waukee, IA 50263

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

Mark A. Smith, 7755 Office Plaza Drive N, Ste 195, West Des Moines, IA 50266

**Grantors:**

Cross Canyon, LLC

**Grantees:**

Kyle T. Rohlk and Julie Rohlk

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$85,425.00 Dollar(s) and other  
valuable consideration, Cross Canyon, LLC

a(n) Iowa limited-liability company organized and existing under  
the laws of Iowa does hereby Convey to Kyle T. Rohlk and Julie  
Rohlk, as Husband and Wife,

the following described real estate in Madison County, Iowa:  
Parcel "D" located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW (1/4) of Section  
Ten (10), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.,  
Madison County, Iowa, containing 25.55 acres, as shown in Plat of Survey filed in Book 2006, Page  
2207 on May 31, 2006, in the Office of the recorder of Madison County, Iowa.

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.

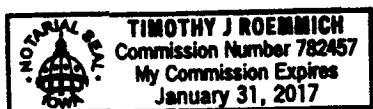
Words and phrases herein, including acknowledgment hereof, shall be construed as in the sin-  
gular or plural number, according to the context.

Dated: September 4, 2014

Cross Canyon, LLC  
a(n) Iowa limited-liability company

By   
Paul Erickson, Managing Member

By \_\_\_\_\_  
\_\_\_\_\_



STATE OF IOWA COUNTY OF POLK

This record was acknowledged before me on this 4th day of September, 2014,  
by Paul Erickson  
as Managing Member  
of Cross Canyon, LLC

Signature of Notary Public