



Document 2014 2725

Book 2014 Page 2725 Type 03 001 Pages 2
Date 10/31/2014 Time 1:04 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$71.20
Rev Stamp# 384 DOV# 412

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$45,000.00

Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

NMB 5419

Preparer Information: (Name, address and phone number)

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

1
2

Taxpayer Information: (Name and complete address)

Christopher and Mary Axtell, 528 7th Street, West Des Moines, IA 50265

Return Document To: (Name and complete address)

Christopher and Mary Axtell, 528 7th Street, West Des Moines, IA 50265

Grantors:

Exclusive Properties, L.L.C.

Grantees:

Christopher Axtell and Mary Axtell

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, L.L.C.

Exclusive Properties, L.L.C.,
a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Christopher Axtell and Mary
Axtell, 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 Twenty-one (21) 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.



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.

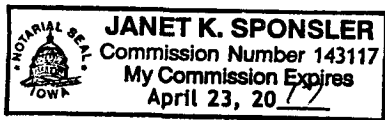
Dated: 9-22-14

Exclusive Properties, L.L.C.,
a(n) Limited Liability Company

By Douglas D. Redenius, Manager
Douglas D. Redenius, Manager

By _____

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on this 22nd day of September, 2014,
by Douglas D. Redenius
as Manager
of Exclusive Properties, L.L.C.



Janet K. Sponsler
Signature of Notary Public