



Document 2014 2812

Book 2014 Page 2812 Type 03 001 Pages 2
Date 11/06/2014 Time 3:57 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$215.20
Rev Stamp# 402

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$135,000

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)

David L Wetsch, 974 - 73rd Street, Ste 20, Des Moines, IA 50324, (515) 223-6000

Taxpayer Information: (Name and complete address)

Michael and Malissa Bauer, 19023 Colonel Glen Road, Little Rock, AR 72210

Return Document To: (Name and complete address)

David L Wetsch, 974 - 73rd Street, Ste 20, Des Moines, IA 50324

Grantors:

Sugar Grove Custom Cars, L.L.C.

Grantees:

Michael E. Bauer and Malissa K. Bauer

Legal description: See Page 2

Document or instrument number of previously recorded documents: BK 2014 PG 1601

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Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Sugar Grove Custom Cars, L.L.C.

a(n) Iowa limited liability company organized and existing under the laws of Iowa does hereby Convey to Michael E. Bauer and Malissa K. Bauer, 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: Lots Eleven (11) and Thirteen (13) of COPPER FOX ESTATES SUBDIVISION located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract dated May 29, 2014, filed July 3, 2014, in Book 2014, Page 1601, of the Madison County Recorder's Office.

The Limited Liability Company further warrants that it is Manager managed. This deed is executed by a majority of the managers or members of the limited liability company, the undersigned has authority to execute this conveyance on behalf of the limited liability company and this sale is made in the ordinary course of business of the limited liability company.

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.

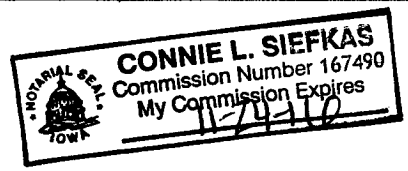
Dated: 10/30/2014

Sugar Grove Custom Cars, L.L.C.
a(n) Iowa limited liability company

By Jane W. Woodsmail
Manager

By _____

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on this 30th day of Oct, 2014
by Jane W. Woodsmail
as Manager
of Sugar Grove Custom Cars, L.L.C.



Connie L. Siefkas
Signature of Notary Public