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Date 1/26/2015 Time 1:03 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 13 DOV# 15

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$30,000

WARRANTY DEED

Preparer Information:

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

+

Taxpayer Information:

The Jennifer J. O'Brien Trust
102 West Court
Winterset, Iowa 50273

✓ **Return Document To:**

Darin P. O'Brien
102 West Court
Winterset, Iowa 50273

Grantor:

T and T Development Group, LLC

Grantee:

Jennifer J. O'Brien and Darin P. O'Brien,
Trustees of the Jennifer J. O'Brien Trust Agreement Dated 9/20/06

Legal Description:

Lot One (1), Birchwood Estates Plat No. 3, an Addition to the City of Winterset, Madison County, Iowa

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, T AND T DEVELOPMENT GROUP, LLC, an Iowa limited liability company, hereby Conveys unto JENNIFER J. O'BRIEN AND DARIN P. O'BRIEN, TRUSTEES OF THE JENNIFER J. O'BRIEN TRUST AGREEMENT DATED 9/20/06, the following described real estate, situated in Madison County, Iowa:

Lot One (1), Birchwood Estates Plat No. 3, an Addition to the City of Winterset, Madison County, Iowa.

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 1/22, 2015.

T AND T DEVELOPMENT GROUP, LLC, AN IOWA LIMITED LIABILITY COMPANY

Ted A. Torstenson
By: Ted A. Torstenson, Manager

STATE OF IOWA)
)SS:
COUNTY OF DALLAS)

SUBSCRIBED TO AND SWORN BEFORE ME on this 22nd day of January, 2015, by Ted A. Torstenson, Manager of T and T Development Group, LLC.

Lisa Wilson
Notary Public in and for Said State

