



Document 2015 482

Book 2015 Page 482 Type 03 001 Pages 2

Date 2/23/2015 Time 12:56 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$59.20

Rev Stamp# 46 DOV# 49

✓ INDX

ANNO

✓ SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$37,500.00

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)

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

Taxpayer Information: (Name and complete address)

Jadrian Clark, 1719 Holly Drive, Norwalk, IA 50211

Return Document To: (Name and complete address)

Jadrian Clark, 1719 Holly Drive, Norwalk, IA 50211

Grantors:

Exclusive Properties, LLC

Grantees:

Jadrian Clark

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, LLC

a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Jadrian Clark, a single person

the following described real estate in Madison County, Iowa: Lot Twenty-six (26) 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: 2-17-15

Exclusive Properties, LLC
a(n) Limited Liability Company

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

By _____

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on this 17th day of February 2015,
by Douglas D. Redenius
as Manager
of Exclusive Properties, LLC

Janet K. Spensler
Signature of Notary Public

