



Document 2015 496

BK: 2015 PG: 496 Type 03 001 Pages 2

Recorded: 2/24/2015 at 2:26:01.0 PM

Fee Amount: \$17.00

Revenue Tax: \$411.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 51 DOV# 53

#257,500.

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Robert D. Andeweg
NYEMASTER GOODE, P.C.
700 Walnut Street, Suite 1600
Des Moines, Iowa 50309
Phone Number: 515-283-3106

Taxpayer Information: (name and complete address)

Lakeside Spruce, LLC
6205 Mills Civic Parkway, Suite 201
West Des Moines, IA 50266

Return Document To: (name and complete address)

Lakeside Spruce, LLC
6205 Mills Civic Parkway, Suite 201
West Des Moines, IA 50266

Grantors:

K Properties, L.L.C.

Grantees:

Lakeside Spruce, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For Consideration of ONE DOLLAR and other valuable consideration, **K Properties, L.L.C.**, an Iowa limited liability company (hereinafter "Grantor"), does hereby convey to **Lakeside Spruce, LLC**, an Iowa limited liability company (hereinafter "Grantee"), the following described parcel of real estate located in Madison County, Iowa, to-wit:

Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 25.26 acres, as shown in Plat of Survey filed in Book 2015, Page 386 on February 10, 2015, in the Office of the Recorder of Madison County, Iowa.

Subject to and together with all easements, restrictions and covenants of record.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The undersigned warrants that the titleholder is a member-managed limited liability company; the conveyance is in the ordinary course of business and has been approved by the members of the limited liability company as required by law and its Operating Agreement, and is executed by all of its members.

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.

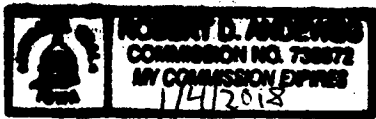
Dated: this 24 day of February, 2015


K PROPERTIES, L.L.C.

By: 
Gerald M. Kirke, Sole Member

STATE OF IOWA)
) SS:
COUNTY OF POLK)

This record was acknowledged before me on February 24, 2015 by Gerald M. Kirke, as sole member of K Properties, L.L.C., an Iowa limited liability company.




Notary Public

(seal)