



Document 2015 901

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Recorded: 4/9/2015 at 11:14:05.0 AM

Fee Amount: \$17.00

Revenue Tax: \$79.20

LISA SMITH RECORDER

Madison County, Iowa

INDX
ANNO
SCAN
CHEK

Rev Stamp# 91 DOV# 100



\$50,000.00

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)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

Daniel Johnson and Danielle Johnson, 2783 Truro Road, St. Charles, IA 50240

Return Document To: (Name and complete address)

Daniel Johnson and Danielle Johnson, 2783 Truro Road, St. Charles, IA 50240

Grantors:

Austin Family Properties, LLC

Grantees:

Dan Johnson and Danielle Johnson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$50,000.00 Dollar(s) and other
valuable consideration, Austin Family Properties, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Dan Johnson and Danielle
Johnson, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:
Lot Five (5) in Block One (1) of Hartman and Young's Addition to the Town of St. Charles, 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: 4-6-15

Austin Family Properties, LLC
a(n) limited liability company

By [Signature]
Bruce G. Austin, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON April, 2015
This record was acknowledged before me on this 6 day of April, 2015
by Bruce G. Austin
as Member-Manager
of Austin Family Properties, LLC

[Signature]
Signature of Notary Public

