



Document 2015 1702

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Fee Amount: \$17.00

Revenue Tax: \$111.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 175 DOV# 188

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2500 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4216

Return to:

Nicholas W. Williams, Woodland Valley Est,L27, Van Meter, IA 50261

Mail tax statements to:

Nicholas W. Williams, Woodland Valley Est,L27, Van Meter, IA 50261

Order No.: MES-58804/SD

\$ 70,000

WARRANTY DEED

Legal: Lot Twenty-seven (27) of Woodland Valley Estates Plat No. 2 Subdivision, located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 6th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common area as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto).

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, iDonate Real Property, LLC, a limited liability company, does hereby convey unto Nicholas W. Williams, a married man, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

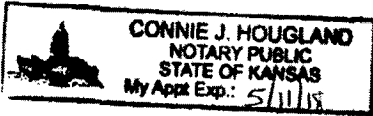
iDonate Real Property, LLC

BY: [Signature]

STATE OF Kansas)
COUNTY OF Johnson)

SS:

This instrument was acknowledged before me on 5/29/15 by Rick McGlarkin as CEO/COO of iDonate Real Property, LLC.



[Signature]
Notary Public in and for said State