



Document 2015 3054

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Date 10/19/2015 Time 12:26:26PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$129.60

Rev Stamp# 388 DOV# 405

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This Instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-6211

Return to:

Matthew Oliver and Melissa Oliver, 1025 Terrace Ct, Van Meter, IA 50261

Mail tax statements to:

Matthew Oliver and Melissa Oliver, 1025 Terrace Ct, Van Meter, IA 50261

Order No.: MES-61615/DV

6/3 \$81,500.

## WARRANTY DEED

Legal: Lot Eight (8) of Bluebird Estates Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5) and in Government Lots Four (4) and Seven (7) in Section Six (6), ALL in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Bluebird Properties, LLC.**, a limited liability company, does hereby convey unto **Matthew Oliver and Melissa Oliver, husband and wife**, as **Joint Tenants with full rights of survivorship** and not as **Tenants in Common**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

The Limited Liability Company does hereby covenant with Grantees, 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.

Bluebird Properties, LLC.

BY: Dave Fry Thomas

STATE OF Iowa  
COUNTY OF Polk

)  
) SS: Jon Scheraga  
)

This instrument was acknowledged before me on 10-16-15 by Dave Fry Thomas as Member Managers of Bluebird Properties, LLC. + Jon Scheraga

Connie L Ridgway  
Notary Public in and for said State

