



Document 2015 3283

Book 2015 Page 3283 Type 03 001 Pages 2
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Rev Transfer Tax \$92.00
Rev Stamp# 416

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$ 58,000

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)

Nathan Miller, 501 West Buchanan, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Nathan Miller, 501 West Buchanan, Winterset, IA 50273

Grantors:

Bittersweet Acres, LLC

Grantees:

Nathan Miller

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$58,000.00 Dollar(s) and other
valuable consideration, Bittersweet Acres, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Nathan Miller

the following described real estate in Madison County, Iowa:
Lot Twenty-one (21) of Covered Bridge Estates, a Subdivision located in Section Twelve (12),
Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County,
Iowa.

This Deed is given in fulfillment of a Real Estate Contract recorded July 29, 2014, in Book 2014, Page 1840 in the Recorder's Office of 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: November 4, 2015

Bittersweet Acres, LLC
a(n) limited liability company

By James C. Eller
James C. Eller, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on this 14 day of November, 2015,
by James C. Eller
as Member-Manager
of Bittersweet Acres, LLC

Carol Kiernan
Signature of Notary Public

