



Document 2015 3674

Book 2015 Page 3674 Type 03 001 Pages 2

Date 12/14/2015 Time 2:19:24PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$18.40

Rev Stamp# 457 DOV# 477

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

\$12,000

Preparer Information: Julie A. Forsyth, 69 E. Jefferson St., Winterset, IA 50273, Phone:
(515) 468-0552

Taxpayer Information: Patrick Bardwell, 821 E. Benton, Winterset, IA 50273

✓ **Return Address:** 69 E. Jefferson St., Winterset, IA 50273
Forsyth Law Office, P.L.L.C.

Grantors: Barad Development, Inc.

Grantees: Patrick Bardwell

Legal Description: See Page 2

Document or instrument number if applicable: Not Applicable

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$12,000.00 Dollars and other valuable consideration, Barad Development, Inc, an Inc., organized and existing under the laws of Iowa, does hereby Convey to Patrick Bardwell, Single, the following described real estate in Madison County, Iowa:

Lot Six (6) of Fox Bend Plat 1, an Official Plat, now included in and forming a part of the City of Patterson, 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: 11/16/2015

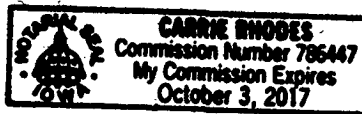
Barad Development, a(n) Inc corporation

By 


Oliver Bardwell, President

STATE OF IOWA :

COUNTY OF Madison : ss



This instrument was acknowledged before me on 11-16-15,
by Oliver Bardwell, President of Barad Development, Inc.


_____, Notary Public