



**BK: 2016 PG: 90**  
**Recorded: 1/12/2016 at 10:11:34.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$85.60**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**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)

Charles Hendricks, 1454 30th Street Suite 202, West Des Moines, IA 50266, (515) 440-1782

**Taxpayer Information:** (Name and complete address)

Orton Homes, LLC, 2208 Woodlands Parkway, Clive, IA 50325

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

Orton Homes, LLC, 2208 Woodlands Parkway, Clive, IA 50325

**Grantors:**

Exclusive Properties, LLC

**Grantees:**

Orton Homes, LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other  
valuable consideration, Exclusive Properties, LLC

a(n) Limited Liability Company organized and existing under  
the laws of Iowa does hereby Convey to Orton Homes, LLC

the following described real estate in Madison County, Iowa:  
Lot Thirty-one (31) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of  
Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the  
5th P.M., 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: 1-8-16

Exclusive Properties, LLC  
a(n) Limited Liability Company

By Douglas D. Redenius, mgr.  
Douglas D. Redenius, Manager

By \_\_\_\_\_  
\_\_\_\_\_

STATE OF IOWA, COUNTY OF Polk  
This record was acknowledged before me on this 7th day of January, 2016,  
by Douglas D. Redenius  
as Manager  
of Exclusive Properties, LLC

Gent K. Sponsler  
Signature of Notary Public

