

BK: 2016 PG: 365
Recorded: 2/9/2016 at 10:17:14.0 AM
Fee Amount: \$22.00
Revenue Tax: \$279.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

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

Phone No.: (515)453-4216

Return to:

John B. Wilson and Adrian E. Wilson, 14515 Hickory Dr, Des Moines , IA 50323

Mail tax statements to:

John B. Wilson and Adrian E. Wilson, 14515 Hickory Dr, Des Moines , IA 50323

Order No.: MES-63390/SD

WARRANTY DEED

Legal: Lots Four (4) and Five (5) Bluebird Estates Subdivision, located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and in the Northwest Quarter (¼) of the Southwest Quarter (¼) 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 **John B. Wilson and Adrian E. Wilson, 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: Jon Klum Darkly
In as Th

STATE OF Iowa
COUNTY OF Folk

)
) SS:

This instrument was acknowledged before me on February 8th 2016 by Jon Scharingson, Tracy Thomas as Member Manager of Bluebird Properties, LLC. Dave Kroq

Connie L Ridgway
Notary Public in and for said State

