



Document 2016 807

Book 2016 Page 807 Type 03 001 Pages 2

Date 4/05/2016 Time 10:39:52AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$90.40

Rev Stamp# 96 DOV# 101

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$57,000

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 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)  
Ruby M. O'Brien, 1789 Maple Court, Winterset, IA 50273

**Return Document To:** (Name and complete address)  
Ruby M. O'Brien, 1789 Maple Court, Winterset, IA 50273 (MCA)

**Grantors:**  
Bittersweet Acres, LLC

**Grantees:**  
Ruby M. O'Brien as Trustee of the Ruby M. O'Brien Revocable Trust created under Trust Agreement dated December 19, 2008

**Legal description:**

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



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of \$57,000.00 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 Ruby M. O'Brien as Trustee of the Ruby O'Brien Revocable Trust created under Trust Agreement dated December 19, 2008 the following described real estate in Madison County, Iowa:

Lot Five (5) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) 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 on \_\_\_\_\_.

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 April 1, 2016, by James C. Eller

as Member-Manager  
of Bittersweet Acres, LLC

[Signature]  
Signature of Notary Public

