



Document 2016 817

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Date 4/06/2016 Time 11:23:48AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$621.60

Rev Stamp# 98 DOV# 103

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by: Neighborhood Builders LLC, 6205 Mills Civic Pkwy., Ste. 200, West Des Moines, IA 50266, Phone 515-267-9001
Return to: Nick V. Passolano and Lisa L. Passolano, 2975 144th Ct., Van Meter, IA 50261
Mail tax statements to: Nick V. Passolano and Lisa L. Passolano, 2975 144th Ct., Van Meter, IA 50261

LSB21632

$\frac{1}{3}$ \$388,797

WARRANTY DEED

Legal: Lot 13 of Phase 1, 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



For consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Neighborhood Builders L.L.C. a limited liability company**, does hereby convey unto **Nick V. Passolano and Lisa L. Passolano, 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.

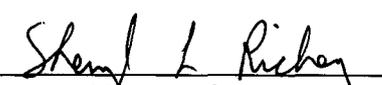
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Neighborhood Builders LLC

By: 
Jake Ried, Manager

STATE OF IOWA
COUNTY OF DALLAS

This instrument was acknowledged before me on March 28, 2016 by Jake Ried as manager of Neighborhood Builders LLC.


Notary Public in and for said State

