



Document 2016 842

Book 2016 Page 842 Type 03 001 Pages 2

Date 4/07/2016 Time 12:03:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$88.80

Rev Stamp# 103 DOV# 108

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$56,000

Preparer Information: (name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322,
(515) 222-1700

1/2
Taxpayer Information: (name and complete address)

James and Joy Huse, 1728 Parkhill Dr., Norwalk, IA 50211

E **Return Document To:** (name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322

Grantors:

Exclusive Properties, L.L.C.

Grantees:

James B. Huse and Joy E. Huse

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, L.L.C.**, a limited liability company organized and existing under the laws of Iowa does hereby Convey to **James B. Huse and Joy E. Huse, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common** the following described real estate in MADISON County, Iowa:

Lot Nine (9) of Phase I, 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: 4-5-16

Exclusive Properties, L.L.C., a limited liability company

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

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on April 5, 2016, by Douglas D. Redenius as Manager of Exclusive Properties, L.L.C..

Janet K. Sponsler
Signature of Notary Public

