



Document 2016 1699

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Date 6/17/2016 Time 12:02:51PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$114.40

Rev Stamp# 219 DOV# 224

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$72,000

Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

F1024451

Preparer Information: (Name, address and phone number)

Jason Springer, 1200 Valley West Drive, Suite 208, West Des Moines, IA 50266, (515) 255-4500

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Taxpayer Information: (Name and complete address)

Derrick W. Duff, ~~210 NE Maple Ave, Earlham, IA 50072~~

215 NE CHERRY AVE. EARLHAM, IA 50072-1030

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Return Document To: (Name and complete address)

Derrick W. Duff, ~~210 NE Maple Ave, Earlham, IA 50072~~

215 NE CHERRY AVE. EARLHAM, IA 50072-1030

4D

Grantors:

Iowa House Fixers, LLC

Grantees:

Derrick W. Duff

Stephanie S. Duff

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, Iowa House Fixers, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Derrick W. Duff and
Stephanie S. Duff, 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:
Lots Seven (7) and Eight (8), in Block Six (6) of Nicholson's Addition to the Town of Earlham,
Madison County, Iowa.



The Limited Liability Company further warrants that it is member-managed. This deed is signed by a majority of the managers or members, as appropriate. The undersigned has the authority to sign on behalf of the limited liability company. This sale is made in the ordinary course of business of the limited liability company.

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.

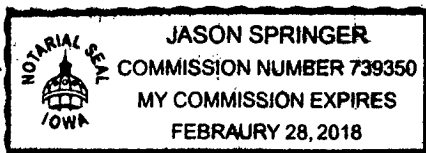
Dated: 6-15-2016

Iowa House Fixers, LLC
a(n) limited liability company

By Jennifer Hartman
Jennifer Hartman, member-manager

By JHartman

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on this 15th day of June, 16,
by Jennifer Hartman
as member-manager
of Iowa House Fixers, LLC



[Signature]
Signature of Notary Public