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Date 7/13/2016 Time 11:59:01AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### WARRANTY DEED

Return to: Larry J. Handley, 2575 N Ankeny Blvd., Ste. 221, Ankeny, Ia 50023

Preparer: Larry J. Handley, 2575 N Ankeny Blvd., Ankeny, Ia 50023, Phone: 965-1200

Taxpayer: Nico Construction, LLC, 520 SE Greenbriar Circle, Waukee, Ia 50263

For the consideration of One Dollar(s) and other valuable consideration, Damir Keserovic a single person

do hereby Convey to Nico Construction, L.L.C., an Iowa Limited Liability Company

the following described real estate in Polk County, Iowa: Lots 2 and 4 of Woodland Avenue Estates Subdivision located in the Northwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section 12, Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa  
This deed is exempt according to Iowa Code 428A.2(21).



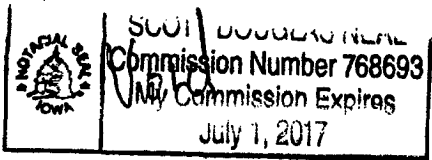
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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.

Dated on 6-30-16

Damir Keserovic  
Damir Keserovic (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF POLK  
This record was acknowledged before me on June 30, 2016, by Damir Keserovic



Signature of Notary Public

