



Document 2016 2054

Book 2016 Page 2054 Type 03 001 Pages 2

Date 7/18/2016 Time 11:16:28AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$687.20

Rev Stamp# 273 DOV# 278

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

\$430,000

Preparer Information: (name, address and phone number)

David A. Brown, 6150 Village View Drive, Ste. 113, West Des Moines, IA 50266, Phone: (515) 279-1111

Taxpayer Information: (name and complete address)

BVI Real Estate, L.L.C.
5672 NW 5th Ct.
Des Moines, IA 50313

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

BVI Real Estate, L.L.C.
5672 NW 5th Ct.
Des Moines, IA 50313

Grantors:

IPE1031 REV213, LLC

Grantees:

BVI Real Estate, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents

WARRANTY DEED

For the consideration of One (\$1.00) and no/100 Dollar(s) and other valuable consideration, IPE1031 REV213, LLC, does hereby Convey to BVI Real Estate, L.L.C. the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southeast Quarter (1/4); AND the Southwest Quarter (1/4) of the Southeast Quarter (1/4), EXCEPT the North 13 2/3 acres of the said Southwest Quarter (1/4) of the Southeast Quarter (1/4); ALL in Section Eight (8), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

IPE1031 REV213, LLC is a Limited Liability Company managed by its manager, IPE 1031 Accommodators, LLC, the sole manager. This conveyance of real estate is made in the ordinary course of the Company's business and David A. Brown, as President of IPE 1031 Accommodators, LLC, has full authority to sign documents of conveyance on behalf of the Limited Liability Company.

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.

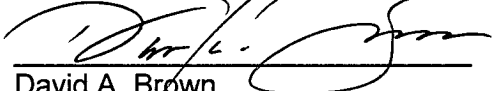
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 14, 2016

IPE1031 REV213, LLC
an Iowa limited liability company

By: IPE 1031 Accommodators, LLC,
an Iowa limited liability company

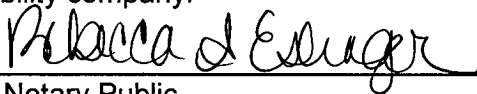
Its: Sole member

By: 
David A. Brown

Its: President

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on the 14th day of July, 2016 by David A. Brown as President of IPE 1031 Accommodators, LLC, an Iowa limited liability company, the sole member of IPE1031 REV213, LLC, an Iowa limited liability company.


Notary Public

