Document 2016 2081

Book 2016 Page 2081 Type 03 001 Pages 2 Date 7/19/2016 Time 11:47:30AM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$39.20

Rev Stamp# 280 DOV# 286

INDX > **ANNO SCAN** CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

\$25,000

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Return to:

DJB Family Trust, LLC, 1108 Rittenhouse St, Des Moines, IA 50315

Mail tax statements to:

DJB Family Trust, LLC, 1108 Rittenhouse St, Des Moines, IA 50315

Phone No.: 515-453-4216

Order No.: MES-67292/AS

## WARRANTY DEED

Legal: The East 38 feet of the North 78 feet of Lot One (1) of the Southwest Section of the Original Town of St. Charles, Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, B&P LLC, a limited liability company, does hereby convey unto DJB Family Trust, LLC, a limited liability company, the above-described real estate.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, 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.