



Document 2016 2079

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Date 7/19/2016 Time 11:40:36AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 279 DOV# 285

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$50,000.<sup>00</sup>

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

**Preparer Information:** (Name, address and phone number)

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

**Taxpayer Information:** (Name and complete address)

Charles and Mary Koger, 1347 NW 93rd Ct., Clive, IA 50325

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

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

**Grantors:**

Exclusive Properties, LLC

**Grantees:**

Charles C. Koger

Mary E. Koger

**Legal description:**

**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, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Charles C. Koger and Mary E. Koger, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa:

Lot Twenty-four (24) of Phase II, 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, EXCEPT Parcel "F", located therein, containing 0.12 acres, as shown in Plat of Survey filed in Book 2014, Page 1968 on August 8, 2014, in the Office of the Recorder of 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 on 7-14-16

Exclusive Properties, LLC, a(n) limited liability company

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

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on \_\_\_\_\_, by Douglas D. Redenius as Manager of Exclusive Properties, LLC



*[Signature]*  
Signature of Notary Public