BK: 2016 PG: 2169 Recorded: 7/28/2016 at 10:13:07.0 AM Fee Amount: \$17.00 Revenue Tax: \$15.20 LISA SMITH RECORDER Madison County, Iowa

This instrument prepared by: ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Return to: Cody Miller, 213 E Market St, Saint Charles , IA 50240 Mail tax statements to: Cody Miller, 213 E Market St, Saint Charles , IA 50240

Phone No.: 515-453-4216

Order No.: MES-66440/AS

WARRANTY DEED

Legal: The North 50 feet of the West 28 feet of Lot 1, in 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 **Cody Miller, a married person**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

	B&PLL	.c	
	BY:	BIAL DEDECALLER MULLIN	president William Eishen
STATE OF <u>clower</u>)) SS:)	Commission Number 7798 Commission Number 7798 My Commission Expires	
This instrument was acknowledged W <u>illiam Eischen</u> as_	before me on fresternt	7-14-16 of B & P LLC.	_ by
	Rebuca	Lee Knicht-	

Notary Public in and for said State

Warranty Deed - Page 2 ABENDROTH & RUSSELL, P.C.