



Document 2016 3667

Book 2016 Page 3667 Type 03 001 Pages 2

Date 12/02/2016 Time 10:55:51AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$45.60

Rev Stamp# 484 DOV# 482

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4612

EW Mail tax statements to and return to:
Justin Anderson and Whitney Anderson, 2630 Rollins Ave, Des Moines, IA 50312

$\frac{1}{2}$ \$29,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Austin Family Properties, LLC, a limited liability company**, does hereby convey the following described real estate to **Justin Anderson and Whitney Anderson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

Parcel "EE" located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.64 acres, as shown in Plat of Survey filed in Book 2013, Page 2558 on August 29, 2013, in the Office of the Recorder of Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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.

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.

Austin Family Properties, LLC



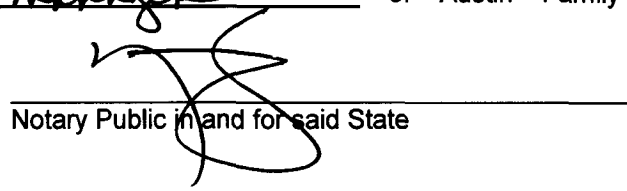
Bruce Austin
Printed Name

STATE OF Iowa

COUNTY OF Melrose

)
) SS:

This instrument was acknowledged before me on November 30, 2016 by Bruce Austin as manager of Austin Family Properties, LLC.


Notary Public in and for said State