



BK: 2016 PG: 3724
Recorded: 12/6/2016 at 1:49:08.0 PM
Fee Amount: \$17.00
Revenue Tax: \$151.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Preparer Information: Stephen J. Banks, 516 Walnut Street/Po Box 1227, Waukee, Iowa
5023, Phone (515) 987-6161

Taxpayer Information: *OSAGE GROVE, LLC*
1701 22nd Street, West Des Moines, IA 50266

Return Document to: Preparer

Grantors:
Clair C. Thompson, Exec. of Est. of Bruce E. Curtis

Grantees:
Osage Grove, LLC

Legal Description: See page 2

WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,

Clair C. Thompson, Executor of the Estate of Bruce E. Curtis
do hereby Convey to

Osage Grove, LLC
the following described real estate in Madison County, Iowa:

Lot 6 and 7 of Hogue Subdivision, an official plat of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Subject to easements, covenants and restrictions of record.

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: 12-02-16

Clair C. Thompson as Executor
Grantor: Clair C. Thompson, Exc. of Est. of Bruce E. Curtis

State of Iowa
County of Dallas

This instrument was acknowledged before me on December 2, 2016 by Clair C. Thompson as Executor.

Kelly Ramsey
Notary Public in and for the State of Iowa

