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Date 1/09/2017 Time 10:24:31AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$475.20

Rev Stamp# 14 DOV# 16

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$297,500

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)

Scott A. Hall, 303 Locust St., Ste 400, Des Moines, IA 50309, (515) 282-6803

2/

Taxpayer Information: (Name and complete address)

Eileen Dreyer, 240 NW 8th Street, Earlham, IA 50072

Return Document To: (Name and complete address)

Eileen Dreyer, 240 NW 8th Street, Earlham, IA 50072

Grantors:

Cardinal Homes, LLC

Grantees:

Eileen Dreyer and Fred L. Phillips

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of Ten Dollar(s) and other valuable consideration, Cardinal Homes, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Eileen Dreyer and Fred L. Phillips, 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 Seven (7) of Williamson Addition Plat Two (2) to the City of Earlham, 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 1/3/2017.

Cardinal Homes, LLC, a(n) limited liability company

By Zeke B. Tiemeyer
President, Cardinal Homes LLC

By _____

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on January 3, 2017, by Zeke B. Tiemeyer as President of Cardinal Homes, LLC.



Laurel A Peake
Signature of Notary Public