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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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)
Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)
Nathan Miller, 501 W. Buchanan, Winterset, IA 50273

Return Document To: (Name and complete address)
Nathan Miller, 501 W. Buchanan, Winterset, IA 50273

Grantors:
Bittersweet Acres, LLC

Grantees:
Nathan Miller

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of \$58,000.00 Dollar(s) and other valuable consideration, Bittersweet Acres, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Nathan Miller

the following described real estate in Madison County, Iowa:
Lot Twenty-one (21) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This Deed is given to correct the legal description of the Warranty Deed dated November 4, 2015, and filed November 5, 2015, in Book 2015, Page 3283 of the Recorder's Office 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.

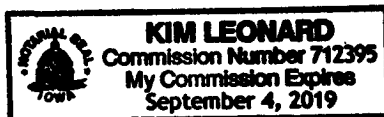
Dated on January 6, 2017

Bittersweet Acres, LLC, a(n) limited liability company

By James C. Eller
James C. Eller, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on January 6, 2017, by James C. Eller
as Member-Manager
of Bittersweet Acres, LLC



Kim Leonard
Signature of Notary Public