



BK: 2017 PG: 736
Recorded: 3/7/2017 at 8:07:14.0 AM
Fee Amount: \$17.00
Revenue Tax: \$79.20
LISA SMITH 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)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322, (515) 222-1700

Taxpayer Information: (Name and complete address)

Karrie L. Nelson and Larry Mason, Jr., 4735 Park Circle, West Des Moines, IA 50265

Return Document To: (Name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322

Grantors:

Exclusive Properties, L.L.C.

Grantees:

Karrie L. Nelson
Larry Mason, Jr.

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ONE Dollar(s) and other valuable consideration, Exclusive Properties, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Karrie L. Nelson, a single person, and Larry Mason, Jr., a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa:

Lot Thirty-eight (38) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., 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 3/28/17

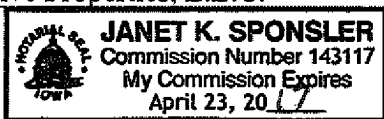
Exclusive Properties, L.L.C., a(n) limited liability company

By Douglas D. Redenius, Manager

By

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on February 29, 2017, by Douglas D. Redenius as Manager of Exclusive Properties, L.L.C.



Signature of Notary Public