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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$167.20

Rev Stamp# 96 DOV# 99

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by: \$105,000

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: 515-453-4771

E ✓ Mail tax statements to and return to:  
Dina D. Yarbrough and Douglas N. Yarbrough, 43. Briar Dr., Milford, MA 01757

2/2

# WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **IDonate Real Property, L.L.C., a limited liability company**, does hereby convey the following described real estate to **Dina D. Yarbrough and Douglas N. Yarbrough, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants In Common:**

**Lot 15 of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION, located in the South ½ of the Northwest ¼ of Section 21, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto).**



**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.

iDonate Real Property, L.L.C.

Connie J. Hougland  
Connie J. Hougland  
Printed Name

STATE OF Kansas )  
COUNTY OF Johnson )

SS:

This instrument was acknowledged before me on February 28, 2017 by Connie J. Hougland as Officer of iDonate Real Property, L.L.C..

[Signature]  
Notary Public in and for said State

**KRIS KIRKES**  
Notary Public - State of Kansas  
My Appt. Expires 11/20/2019