



Document 2017 1024

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Date 3/31/2017 Time 3:35:08PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$464.00

Rev Stamp# 124 DOV# 132

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$290,250

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)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

Steven R. and Alice M. Parker, 1838-260th Street, Winterset, IA 50273

Return Document To: (Name and complete address)

Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

BVI Real Estate, L.L.C.

Grantees:

Steven R. Parker and Alice M. Parker

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of -----\$290,250.00----- Dollar(s) and other valuable consideration, BVI Real Estate, L.L.C., a(n) Limited Liability Company organized and existing under the laws of IOWA does hereby Convey to Steven R. Parker and Alice M. Parker, as Joint Tenants with full rights of survivorship and not as Tenants in Common,

the following described real estate in MADISON County, Iowa:
The South 30 acres of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the South 36 acres of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), all in Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-eight (28) 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.

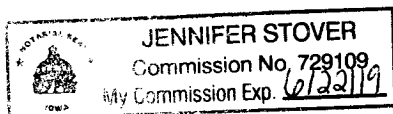
Dated on 3-31-17.

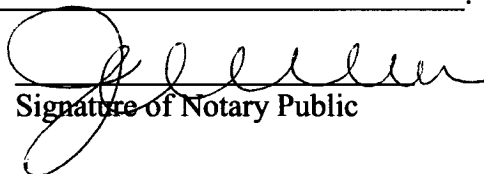
BVI Real Estate, L.L.C., a(n) Limited Liability Company

By 
Brad Vanweelden, Member-Manager

By _____

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on March 31, 2017, by Brad Vanweelden
as Member-Manager
of BVI Real Estate, L.L.C.




Signature of Notary Public