



Document 2017 1104

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Date 4/07/2017 Time 1:11:14PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$322.40

Rev Stamp# 141 DOV# 147

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$201,885

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

LSB33822

Preparer Information: (Name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 2900 100th St., Suite 209, Urbandale, IA 50322, (515) 222-1700

$\frac{2}{3}$

Taxpayer Information: (Name and complete address)

David and Skye Welch, 6289 Sudbury Ct., Johnston, IA 50131

Return Document To: (Name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 2900 100th St., Suite 209, Urbandale, IA 50322

Grantors:

Bruere Properties, L.L.C.

Grantees:

David Welch and Skye Welch

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, Bruere Properties, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to David Welch and Skye Welch, 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:

Parcel "C", a part of Parcel "A", located in the Southeast Quarter (1/4) and in the Southwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 43.96 acres, as shown in Plat of Survey filed in Book 2003, Page 5819 on September 29, 2003, in the Office of the Recorder of Madison County, Iowa, AND Lot Two (2) of Joanne's Retreat, located in the East Half (1/2) of the Southeast Quarter (1/4) of said Section Thirty-one (31), 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 3-24-17.

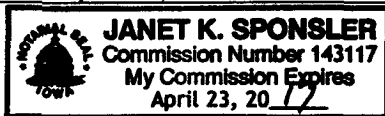
Bruere Properties, L.L.C., a(n) limited liability company

By Stephen Bruere
Stephen Bruere, Manager

By _____

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on March 24, 2017, by Stephen Bruere

as Manager
of Bruere Properties, L.L.C.



Janet K. Sponsler
Signature of Notary Public