



Document 2017 1514

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Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓

Rev Transfer Tax \$171.20

ANNO

Rev Stamp# 188 DOV# 191

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

PTS 835282

Preparer Information: (Name, address and phone number)

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

$\frac{1}{2}$

Taxpayer Information: (Name and complete address)

Benjamin A. & Melissa R. Hudson, 2846 - 43rd Street, Des Moines, IA 50310

Return Document To: (Name and complete address)

Madison County Realty, 65 Jefferson, , Winterset, IA 50273

Grantors:

Bittersweet Acres, LLC

Grantees:

Benjamin A. Hudson and Melissa R. Hudson

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of -----\$107,500.00----- 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 Benjamin A. Hudson and Melissa R. Hudson, as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in MADISON County, Iowa: Lots Nineteen (19) and Twenty (20) 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.



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 5-12-17.

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 5/12/17, by James C. Eller

as Member-Manager
of Bittersweet Acres LLC.



Jennifer Stover
Signature of Notary Public