



BK: 2017 PG: 3820
Recorded: 12/5/2017 at 9:29:08.0 AM
Fee Amount: \$17.00
Revenue Tax: \$144.80
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-6211

Mail tax statements to and return to:
Benjamin A. Meyer and Cari A. Meyer, 8877 Luin Dr, Clive, IA 50325

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bluebird Properties, LLC, a limited liability company**, does hereby convey the following described real estate to **Benjamin A. Meyer and Cari A. Meyer, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

Lot Seven (7) of Bluebird Estates Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5) and in Government Lots Four (4) and Seven (7) in Section Six (6), ALL in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

Order No.: MES-76140/DV

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.

Bluebird Properties, LLC

Ty W Thomas

Tray W Thomas Member-Manager
Printed Name

STATE OF Iowa
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on November 27, 2017 by Tray Thomas as member manager of Bluebird Properties, LLC.

Connie L Ridgway
Notary Public in and for said State

