



Document 2017 3822

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Date 12/05/2017 Time 10:22:33AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$498.40

Rev Stamp# 519 DOV# 533

INDX ✓
ANNO ✓
SCAN ✓

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$311,921.45

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)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

Tray W. Thomas and Tamara Thomas , 2918 103rd Ct, Van Meter, IA 50261

✓ **Return Document To:** (Name and complete address)

Tray W. Thomas and Tamara Thomas , 2918 103rd Ct, Van Meter, IA 50261

Grantors:

Bluebird Properties, LLC

Grantees:

Tray W. Thomas and Tamara Thomas

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$311,921.45--- Dollar(s) and other valuable consideration, Bluebird Properties, LLC, a(n) Limited Liability Corporation organized and existing under the laws of Iowa does hereby Convey to Tray W. Thomas and Tamara Thomas, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa: Lots Thirteen (13), Fourteen (14), and Seventeen (17) of Bluebird Estates Subdivision located in Sections Five (5) and Six (6), Township Seventy-seven (77) North, Range Twenty-six (26) 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 Dec 4, 2017.

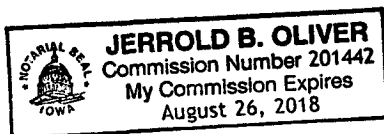
Bluebird Properties, LLC, a(n) Limited Liability Corporation

By [Signature]
David R. Krog, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Dec. 4, 2017, by David R. Krog

as Manager
of Bluebird Properties, LLC



[Signature]
Signature of Notary Public