



Document 2017 3914

Book 2017 Page 3914 Type 03 001 Pages 2

Date 12/14/2017 Time 1:11:34PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$276.00

Rev Stamp# 528 DOV# 543

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO ✓

SCAN

CHEK

Erik Return Document To: Erik W. Turnquist, 51 Lane Street W, Winterset, IA 50273

Preparer Information: Shannon L. Sobek, 4201 Westown Pkwy, Ste 250, WDM, IA 50266, Phone: (515) 283-1801 (2707RE)

Address Tax Statement: Erik W. Turnquist, 51 Lane Street W, Winterset, IA 50273

$\frac{2}{3}$

\$173,000

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, TSV A, LLC, a Kansas limited liability company do hereby Convey to Erik W. Turnquist and Amanda N. Turnquist, a married couple, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Marion County, Iowa:

A tract of land located the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 231 feet West of the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), and running thence North 132 feet, thence West 66 feet, thence South 132 feet, thence East 66 feet to the point of beginning.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

Dated: December 5, 2017.

TSV A, LLC, an Iowa limited liability
company(Grantor)

Travis Overhue
Travis Overhue, President

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on Dec. 5, 2017, by Travis
Overhue, as President of TSV A, LLC, a limited liability company

[Signature]
Signature of Notary Public

