



**BK: 2018 PG: 5**  
**Recorded: 1/2/2018 at 11:36:18.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$145.60**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**WARRANTY DEED**  
**(CORPORATE GRANTOR)**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)  
Samuel I. Kreamer, J.D., C.P.A., 7155 Lake Drive Suite 200, West Des Moines, IA  
50266, Phone: (515) 727-0900

**Taxpayer Information:** (Name and complete address)  
Tony Green, 1314 Creston Avenue, Des Moines, Iowa 50315

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

**Grantors:**  
Arborvantage, Inc.

**Grantees:**  
Anthony Green  
Jeri Green

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of Ninety-One Thousand Five Hundred Dollars (\$91,500.00) Dollar(s) and other valuable consideration, Arborvantage, Inc. a corporation organized and existing under the laws of IOWA

Arborvantage, Inc. does hereby Convey to Anthony M. Green and Jeri Lynn Green, husband and wife, as joint tenants with full right of survivorship

Arborvantage, Inc. the following described real estate in Madison County, Iowa: Lot Four (4) of K Bar C Subdivision located in the East Half (E1/2) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The Corporation 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.

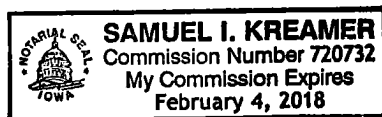
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on DECEMBER 23, 2017.

Arborvantage, Inc., a(n) a(n) IOWA corporation

By [Signature] By \_\_\_\_\_  
Todd Beasley, President

STATE OF IOWA, COUNTY OF DALLAS  
This record was acknowledged before me on DECEMBER 23, 2017, by Todd Beasley  
as President  
of Arborvantage, INC.



[Signature]  
Signature of Notary Public