



BK: 2018 PG: 253
Recorded: 1/23/2018 at 9:59:26.0 AM
Fee Amount: \$17.00
Revenue Tax: \$527.20
LISA SMITH RECORDER
Madison County, Iowa



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)
Scott A. Hall, 303 Locust St., Ste 400, Des Moines, IA 50309, (515) 282-6803

Taxpayer Information: (Name and complete address)
Derek Fredericksen, 260 NW 8th Street, Earlham, IA 50072

Return Document To: (Name and complete address)
Derek Fredericksen, 260 NW 8th Street, Earlham, IA 50072

Grantors:
Cardinal Homes, LLC

Grantees:
Derek Fredericksen and April Fredericksen

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of Ten Dollar(s) and other valuable consideration, Cardinal Homes, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Derek Fredericksen and April Fredericksen, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa: Lot Eight (8) of Williamson Addition Plat Two (2) to the City of Earlham, 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 1/18/18.

Cardinal Homes, LLC, a(n) limited liability company

By Cardinal Homes LLC By: JLB By _____

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 1/18/18, by Zake Tiemeyer as agent as _____ of Cardinal Homes, LLC



Tiffany J. Ehler
Signature of Notary Public