



Document 2018 389

Book 2018 Page 389 Type 03 001 Pages 2

Date 2/05/2018 Time 10:43:43AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 46 DOV# 47

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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:

John Robert Klehn and Tiffany Marie Klehn, 335 SE Carefree Lane, Waukee, IA 50263

E ✓

$\frac{2}{3} \times 2$

\$75,000

# WARRANTY DEED

NWB43112

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, IDonate Real Property LLC, a limited liability company, does hereby convey the following described real estate to John Robert Klehn and Tiffany Marie Klehn, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:

Lot Twelve (12) of the Replat of Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).



Order No.: MES-77727/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.

iDonate Real Property LLC



Evan Lange

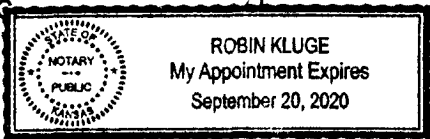
Printed Name

STATE OF Kansas )

COUNTY OF Johnson )

SS:

This instrument was acknowledged before me on January 31, 2018 by Evan Lange as VP of servant foundation of iDonate Real Property LLC Site Member of iDonate Real Property, LLC.



Robin Kluge  
Notary Public in and for said State