



Document 2018 1131

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Date 4/11/2018 Time 2:48:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$728.80

Rev Stamp# 139 DOV# 140

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$456,000

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 20, Des Moines, IA 50324, Phone: (515) 223-6000

Taxpayer Information: (Name and complete address)

Quail Ridge Property Group, LLC, 315 Dashing Wave Lane, Alpharetta, GA 30005

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 20, Des Moines, IA 50324

Grantors:

MadCo Land Development, LLC

Grantees:

Quail Ridge Property Group, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, MadCo Land Development, LLC do hereby Convey to Quail Ridge Property Group, LLC

the following described real estate in

Madison County, Iowa:

The South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

Locally known as: Vacant land, Madison County, Iowa.

Subject to easements, restrictions and encumbrances of record.

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 on 4-11-18

MadCo Land Development, LLC

Signature of Scott Lewton

Scott Lewton, Member (Grantor)

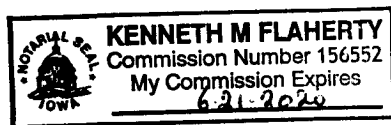
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on April 11, 2018, by Scott Lewton, Member of MadCo Development, LLC



Signature of Notary Public