



Document 2018 1133

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$191.20
Rev Stamp# 140 DOV# 141

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4720

\$120,000

Mail tax statements to and return to:

Devin Bonnstetter and Ivy Bonnstetter, 3657 Berkshire Pkwy, Clive, IA 50325

MOK44780

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bluebird Properties, LLC, a limited liability company**, does hereby convey the following described real estate to **Devin Bonnstetter and Ivy Bonnstetter, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**:

Lot Ten (10) of Bluebird Estates Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5) and in Government Lots Four (4) and Seven (7) in Section Six (6), ALL in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, as shown in Boundary Line Adjustment Survey filed in Book 2018, Page 1003 on April 2, 2018, in the Office of the Recorder of Madison County, Iowa.




Order No.: MES-78361/BC

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.

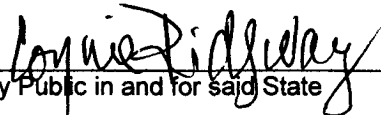
Bluebird Properties, LLC


David R. Kroz, Member
Printed Name *Manager*

STATE OF Idaho)
COUNTY OF Falk)

SS:

This instrument was acknowledged before me on 4-6-18 by DAVE KROZ as member manager of Bluebird Properties, LLC.


Notary Public in and for said State

