



Document 2018 1447

Book 2018 Page 1447 Type 03 001 Pages 2
Date 5/09/2018 Time 2:32:51PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$143.20
Rev Stamp# 185 DOV# 185
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
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

E ✓ Mail tax statements to and return to:
Truview Enterprises, Inc., 5503 Glen Oaks Pointe, West Des Moines, IA 50266

5/13

\$ 90,000

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 **Truview Enterprises, Inc., a corporation**:

Lot Three (3) 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.



Order No.: MES-79346/DV

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, 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. Kroeg
David R. Kroeg
Printed Name

STATE OF Iowa
COUNTY OF Folk

)
) SS:

This instrument was acknowledged before me on May 17th 2018 by David Kroeg as Member Manager of Bluebird Properties, LLC.

Connie Ridgway
Notary Public in and for said State

