



**BK: 2018 PG: 2338**  
**Recorded: 7/23/2018 at 9:42:31.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$327.20**  
**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)

Tyler J. Johnston, 6205 Mills Civic Parkway, Suite 201, West Des Moines, IA 50266, (515) 224-5377

**Taxpayer Information:** (Name and complete address)

Osage Grove, L.L.C., 516 Walnut St, P.O. Box 1227, Waukee, IA, 50263

**Return Document To:** (Name and complete address)

Tyler J. Johnston, 6205 Mills Civic Parkway, Suite 201, West Des Moines, IA 50266

**Grantors:**

Osage Grove, L.L.C.

**Grantees:**

Archway Development Group, LLC

**Legal description:**

**Document or instrument number of previously recorded documents:**



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

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Osage Grove, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Archway Development Group, LLC, an Iowa limited liability company

the following described real estate in Madison County, Iowa:  
Lot 6 and 7 of Hogue Subdivision, an official plat of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SE1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., 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 July, 17, 2018.

Osage Grove, L.L.C., a(n) limited liability company

By [Signature] By \_\_\_\_\_  
A.Y. Al-Shash, President

STATE OF IOWA, COUNTY OF Dallas  
This record was acknowledged before me on July 17<sup>th</sup>, 2018, by A.Y. Al-Shash

as President  
of Osage Grove, L.L.C.



[Signature]  
Signature of Notary Public