



BK: 2018 PG: 2414
Recorded: 7/25/2018 at 3:52:07.0 PM
Fee Amount: \$17.00
Revenue Tax: \$63.20
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)
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)
Emily K. Walton and Ethan C. Walton, 710 SE Melrose Drive, Waukee, IA 50263

Return Document To: (Name and complete address)
Emily K. Walton and Ethan C. Walton, 710 SE Melrose Drive, Waukee, IA 50263

Grantors:
Bittersweet Acres, LLC

Grantees:
Emily K. Walton and Ethan C. Walton

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$40,000.00--- Dollar(s) and other valuable consideration, Bittersweet Acres, LLC, a(n) Limited Liability Corporation organized and existing under the laws of Iowa does hereby Convey to Emily K. Walton and Ethan C. Walton, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa: Lot Twenty-eight (28) of Covered Bridge Estates, Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) 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 19, 2018.

Bittersweet Acres, LLC, a(n) Limited Liability Corporation

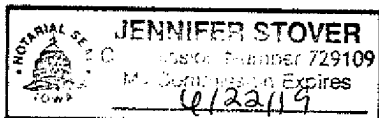
By Rachel Eller
Rachel Eller, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/19/18, by Rachel Eller

as Member-Manager
of Bittersweet Acres, LLC



[Signature]
Signature of Notary Public