

**BK: 2018 PG: 2494**  
**Recorded: 8/2/2018 at 9:41:57.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$351.20**  
**LISA SMITH 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.: 515-453-4244

Mail tax statements to and return to:  
John Tomlinson and Jeanette Tomlinson, 2775 140th St, Van Meter, IA 50261

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Badger Creek Land Co., LLC, a limited liability company**, does hereby convey the following described real estate to **John Tomlinson and Jeanette Tomlinson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

**Parcel "G", a part of Parcel "B", located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2018, Page 2206 on July 12, 2018, in the Office of the Recorder of Madison County, Iowa.**

Order No.: MES-80854/KCF

**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.

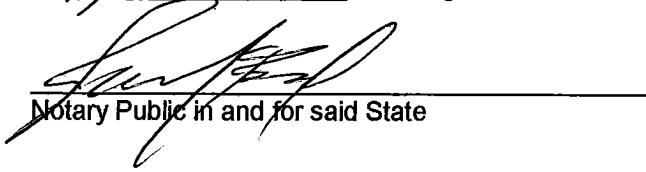
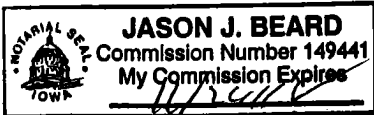
Badger Creek Land Co., LLC



Rachel L. Totel  
Printed Name

STATE OF TX )  
COUNTY OF Dallas ) SS:

This instrument was acknowledged before me on 7-30-18 by Rachel L. Totel as Manager of Badger Creek Land Co., LLC.



Notary Public in and for said State