



BK: 2018 PG: 2719
Recorded: 8/21/2018 at 11:51:13.0 AM
Fee Amount: \$17.00
Revenue Tax: \$184.00
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)453-6211

Mail tax statements to and return to:
Andrei Joseph Murphy, 1204 49th St. Unit 6, West Des Moines, IA 50266

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **iDonate Real Property, LLC, a limited liability company**, does hereby convey the following described real estate to **Andrei Joseph Murphy, a married person**:

Lots Four (4) and Four A (4A) of the Replat of Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the South Half (½) of the Northeast Quarter (¼) of Section Twenty (20) and in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).

Order No.: MES-81335/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.

iDonate Real Property, LLC

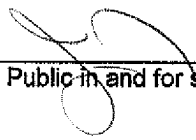


Evan Lange, Manager
Printed Name

STATE OF Kansas
COUNTY OF Dillon)

SS:

This instrument was acknowledged before me on 9.1.2019 by Evan Lange as manager of iDonate Real Property, LLC.



Notary Public in and for said State

JEANENE M. TRUELOVE
Notary Public
State of Kansas
My Commission Expires 02.22.2022