



Document 2018 3126

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Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$89.60
Rev Stamp# 403 DOV# 405

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$ 56,500

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)
Aric and Kathy Henderson. 1813 Maple Court, Winterset, IA 50273

Return Document To: (Name and complete address)
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273

Grantors:
Bittersweet Acres, LLC

Grantees:
Aric Hendersen and Kathy Hendersen

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$56,500.00--- Dollar(s) and other valuable consideration, Bittersweet Acres, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Aric Hendersen and Kathy Henderson, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa: Lot Three (3) of Covered Bridge Estates. located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), ALL in Township Seventy-six (76) North, Range Twenty-eight (28) 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.

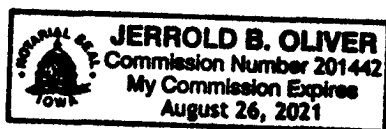
Dated on Sept 27, 2018

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

By Rachel Eller
Rachel Eller, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Sept 27, 2018, by Rachel Eller
as Manager
of Bittersweet Acres, LLC



Jerrold B. Oliver
Signature of Notary Public