



Document 2018 3126

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK



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 cor	nsideration of	\$56,500.00-	Dollar(s) and other
valuable considera	tion,	Bittersweet A	Acres, LLC
a(n)	Limited Liabili	ty Company	organized and existing und
the laws of	Iowa	does hereby Co	onvey to Aric Hendersen and Kathy
Henderson, as Joi	nt Tenants with Full		
Lot Three (3) of Co of Section Twelve Thirteen (13), ALL	overed Bridge Estates (12), and in the North in Township Sevent	s. located in the East Hall heast Quarter (1/4) of the	f (1/2) of the Southeast Quarter (1/4) Northeast Quarter (1/4) of Section
estate by title in feethe real estate is frovenants to Warrabe above stated.  Words and singular or plural n  Dated on	e simple; that it has go ee and clear of all lant and Defend the rephrases herein, incumber, according to	good and lawful authority iens and encumbrances, eal estate against the lawfulding acknowledgment the context.	y to sell and convey the real estate; the except as may be above stated; and ful claims of all persons, except as made thereof, shall be construed as in the
Bittersweet Acres,	LLC	, a(n) <u>Lim</u>	nited Liability Company
By Rall	Rachel Eller, N	By	
STATE OFThis record	IOWA , COU was acknowledged b	NTY OF MADISO	N 727, 2015, by Rachel Eller
			,
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   Part Jack By  Rachel Eller, Manager  STATE OF OWA , COUNTY OF MADISON This record was acknowledged before me on   Rachel Eller as Manager  Manager  of Bittersweet Acres, LLC  Bittersweet Acres, LLC			
of Bittersweet Acre	es, LLC		
- 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4	JERROLD B. OL F Commission Number: My Commission Exp August 26, 2021		Signature of Notary Public