



Document 2018 3804

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Date 11/21/2018 Time 1:56:00PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$191.20

ANNO

Rev Stamp# 506 DOV# 505

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

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:

Matthew R Ness and Katie J Ness, 140 Abigail Ln, Waukee, IA 50263

LSR 53541

$\frac{1}{2} \times 2$ \$120,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bluebird Properties LLC, a limited liability company**, does hereby convey the following described real estate to **Matthew R Ness and Katie J Ness, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**:

Lot Fifteen (15) of Bluebird Estates Subdivision, located in Government Lot Four (4) in Section Six (6), in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.



Order No.: MES-83289/DV

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.

Bluebird Properties LLC
David R. Krog
David R. Krog, *Mem. Mgr.*
Printed Name

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on November 19, 2018 by David Krog as Member Mgr of Bluebird Properties LLC.

Connie Ridgway
Notary Public in and for said State

