



Document 2018 3835

Book 2018 Page 3835 Type 03 001 Pages 2
Date 11/26/2018 Time 2:29:59PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20
Rev Stamp# 508 DOV# 507

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY 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

EW
Mail tax statements to and return to:
Andrew D. Ness and Nicole M. Ness, 120 Abigail Ln, Waukee, IA 50263

LSB53381

$\frac{1}{2}$ \$125,000

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 **Andrew D. Ness and Nicole M. Ness, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

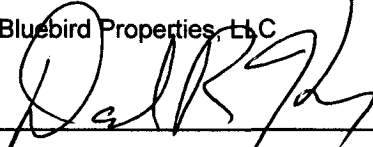
Lot Sixteen (16) of Bluebird Estates Subdivision, located in Government Lots Four (4) and Seven (7) in Section Six (6), in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa .



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, *Member*
Printed Name

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on Nov. 18, 2018 by David Krog as member mgr of Bluebird Properties, LLC.



Notary Public in and for said State

