

**BK: 2018 PG: 3966**  
**Recorded: 12/5/2018 at 10:41:28.0 AM**  
**Pages 2**  
**County Recording Fee: \$32.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$35.00**  
**Revenue Tax: \$511.20**  
**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)453-5724

Mail tax statements to and return to:  
Brian Christopher Suther, 1796 Maple Ct, Winterset, IA 50273

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bittersweet Acres, LLC, a limited liability company**, does hereby convey the following described real estate to **Brian Christopher Suther and Jaime Ann Erickson, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

**Lot 23 of COVERED BRIDGE ESTATES, located in Sections 12 and 13 of Township 76 North, Range 28, West of the 5th P.M., Madison County Iowa, and in Sections 7 and 18 in Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa.**

Order No.: MES-83498/CC

**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.

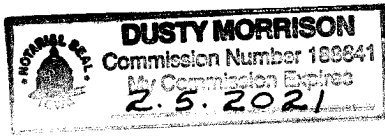
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Bittersweet Acres, LLC

  
Rachel L. Eller  
Manager

STATE OF IOWA )  
COUNTY OF DALLAS ) SS:

This instrument was acknowledged before me on 11.28.2018 by Rachel L. Eller as Manager of Bittersweet Acres, LLC.



  
Notary Public in and for said State  
Comm No 188641