



Document 2018 4190

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$163.20

Rev Stamp# 559 DOV# 559

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$102,323

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)

Tray W. Thomas and Tamara Thomas, 2918 103rd Ct., Van Meter, IA 50261

Return Document To: (Name and complete address)

Tray W. Thomas and Tamara Thomas, 2918 103rd Ct., Van Meter, IA 50261

Grantors:

Bluebird Properties, LLC

Grantees:

Tray W. Thomas and Tamara Thomas

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$102,323.43--- Dollar(s) and other valuable consideration, Bluebird Properties, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Tray W. Thomas and Tamara Thomas, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:
Lot 11 of Bluebird Estates Subdivision located in Sections Five (5) and Six (6), Township Seventy-seven (77) North, Range Twenty-six (26) 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 Dec. 19, 2018.

Bluebird Properties, LLC, a(n) Limited Liability Company

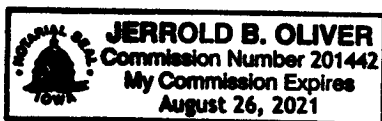
By David R. Krog, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec 19, 2018, by David R. Krog

as Manager
of Bluebird Properties, LLC



Jerrold B. Oliver
Signature of Notary Public