



BK: 2019 PG: 859
Recorded: 3/22/2019 at 8:22:53.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$428.00
LISA SMITH RECORDER
Madison County, Iowa



Warranty Deed
(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Timothy R. Williams
505 5th Ave, Suite 535
Des Moines, Iowa 50309-2320 Phone (515) 280-3300

Taxpayer Information: (Name and complete address)

Ryan W. Dowie and Caleigh S. Dowie
2080 170th Court
Winterset, IA 50273

Return Document To: (Name and complete address)

Ryan W. Dowie and Caleigh S. Dowie
2080 170th Court
Winterset, IA 50273

Grantors:

Autumn Ridge Development, L.C.

Grantees:

Ryan W. Dowie and Caleigh S. Dowie

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (1) Dollar(s) and other
valuable consideration, Autumn Ridge Development, L.C.

a(n) limited liability company,
the laws of Iowa organized and existing under
Ryan W. Dowie and Caleigh S. Dowie, a married couple

the following described real estate in Madison County, Iowa:
Lot Seventeen (17) of Bennett Farms Subdivision located in the North Half (1/2) of the Northeast
Quarter (1/4) and in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11),
Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County,
Iowa

Subject to easements, covenants and restrictions of record. Grantor is manager-managed and this
conveyance is in the ordinary course of its business and was consented to by a majority of its
managers. The undersigned manager has full authority to act on behalf of grantor.

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 sin-
gular or plural number, according to the context.

Dated: 3-21-19

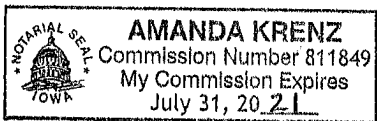
Autumn Ridge Development, L.C.
a(n) Iowa limited liability company

By [Signature]
Fred Dowie, Manager

By _____

STATE OF Iowa, COUNTY OF Polk

This instrument was acknowledged before me on this 21st day of March 2019,
by Fred Dowie
as Manager
of Autumn Ridge Development, L.C.



[Signature]
_____, Notary Public