



BK: 2019 PG: 1842
Recorded: 6/24/2019 at 7:33:25.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$28.00
LISA SMITH RECORDER
Madison County, Iowa

Return To: Happe Homes, LLP, 2757 N Ankeny Blvd Ste 221, Ankeny, IA 50021
Taxpayer: Happe Homes, LLP, 2757 N Ankeny Blvd Ste 221, Ankeny, IA 50021
Preparer: Matthew D. Kern, 4201 Westown Pkwy, Suite 250 West Des Moines, Iowa 50266, Phone: (515) 283-1801 (1331RTE)

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, JRB Investments, Inc. do hereby Convey to Happe Homes, LLP the following described real estate in Madison County, Iowa:

Lot Twenty (20) of Burhans West Addition, City of Truro, Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

Dated: 6/19/19

JRB Investments, Inc.

By: [Signature]
JRB INVESTMENTS INC By RICHARD E. BURHANS
 Printed Name, Title President

STATE OF IOWA, COUNTY OF Madison
 This record was acknowledged before me on June 19, 2019, by
Richard E. Burhans President of JRB Investments, Inc.

[Signature]
 Signature of Notary Public

