



BK: 2019 PG: 1845
Recorded: 6/24/2019 at 7:33:31.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$471.20
LISA SMITH RECORDER
Madison County, Iowa



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)

Bryan R. Jennings, PO Box 158, Adel, Iowa 50003
Phone: (515) 993-4542

Taxpayer Information: (Name and complete address)

Katrina A. Blatnik-Gagne, 1917 105th. St., Earlham, IA 50072

Return Document To: (Name and complete address)

Bryan R. Jennings, PO Box 158, Adel, Iowa 50003

Grantors:

Newberry Properties, LLC

Grantees:

Katrina A. Blatnik-Gagne

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other
valuable consideration, Newberry Properties, LLC,
a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Katrina A. Blatnick-Gagne

the following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section
Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th. P.M.,
Madison county, Iowa, more particularly described as follows, to wit: Commencing at the West
Quarter Corner of said Section Three (3), thence North 90°00'00"East 945.00 feet along the Quarter
Section line to the point of beginning, thence continuing North 90°00'00"East 268.20 feet, thence
North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North
90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the pint of beginning,
containing 2.543 acres.

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.

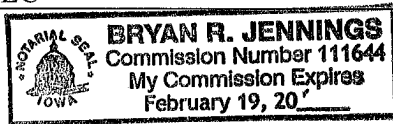
Words and phrases herein, including acknowledgment hereof, shall be construed as in the
singular or plural number, according to the context.

Dated on June 12, 2019

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

By [Signature] Timothy Newberry, Manager/member

STATE OF IOWA, COUNTY OF DALLAS
This record was acknowledged before me on June 12, 2019, by Timothy
Newberry
as Manager/member
of Newberry Properties, LLC



[Signature]
Signature of Notary Public