



BK: 2019 PG: 1983
Recorded: 7/2/2019 at 3:32:00.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$343.20
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)

Mark L. Smith, PO Box 230, Winterset, IA 50273
Phone: 515-462-3731

Taxpayer Information: (Name and complete address)

Jeffrey J. Warren and Doreena L. Warren, 2045 Wildrose Avenue, Prole, IA 50229

Return Document To: (Name and complete address)

Mark L. Smith, PO Box Winterset, IA 50273
Phone: (515) 462-3731

Grantors:

Brookhart Rentals, LLC.

Grantees:

Jeffrey J. Warren and Doreena L. Warren

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$215,000.00--- Dollar(s) and other valuable consideration, Brookhart Rentals, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Jeffrey J. Warren and Doreena L. Warren, As Joint Tenants with full rights of survivorship and not as Tenants in Common the following described real estate in Madison County, Iowa:
See attached legal description

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.

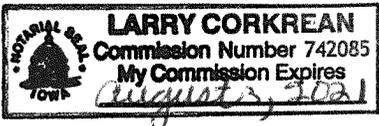
Dated on July 2nd, 2019.

Brookhart Rentals, LLC, a(n) Limited Liability Company

By William C. Brookhart By Karen L. Brookhart
William C. Brookhart, Member Manager Karen L. Brookhart, Member Manager

STATE OF IOWA, COUNTY OF MADISON

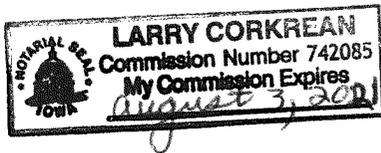
This record was acknowledged before me on July 2, 2019, by William C. Brookhart as Member Manager of Brookhart Rentals, LLC.



Larry Corkrean
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 2, 2019, by Karen L. Brookhart
Karen Brookhart,
as Member Manager,
of Brookhart Rentals, LLC.



Larry Corkrean
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

Signature of Notary Public

That part of the Southeast Quarter (¼) of the Northwest Quarter (¼) lying South of the Public Highway and the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following three tracts:

1. Parcel "A", located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Eight (8), containing 13.008 acres, as shown in Plat of Survey filed in Book 3, Page 519, on December 8, 1999, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "A", located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8), containing 8.49 acres, as shown in Plat of Survey filed in Book 3, Page 551, on March 7, 2000, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "B", located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8), containing 9.11 acres, as shown in Amended Plat of Survey filed in Book 2001, Page 3682, on August 20, 2001, in the Office of the Recorder of Madison County Iowa,