



Document 2019 2202

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Date 7/18/2019 Time 1:06:35PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 268 DOV# 277

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4244

✓ Mail tax statements to and return to:

Jeffrey Brooks, 1255 SE University Ave - #102, Waukee, IA 50263

$\frac{1}{2}$

\$75,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Badger Creek Land Co., LLC, a limited liability company**, does hereby convey the following described real estate to **Jeffrey Brooks, a single person**:

Lot 5 in Valyria Plat 1, a Subdivision located in the SE ¼ of the SE ¼ of Section 24, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa.



Order No.: MES-87271/AP

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company 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, and as masculine or feminine gender, according to the context.

Badger Creek Land Co., LLC

Printed Name

Jerry Bussanmas

STATE OF Iowa

COUNTY OF Polk

SS:

This instrument was acknowledged before me on July 11, 2019 by Jerry Bussanmas as Manager of Badger Creek Land Co., LLC.

Notary Public in and for said State

