



Document 2020 1274

Book 2020 Page 1274 Type 03 001 Pages 2

Date 4/15/2020 Time 3:19:12PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$513.60

ANNO

Rev Stamp# 123 DOV# 123

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

\$321,375

(LIMITED LIABILITY COMPANY GRANTOR)

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE SUITE B
URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330

RETURN TO: Teamwork Ranch, L.L.C., 1459 Grand Ave., Des Moines, IA 50309

Send Tax Statements to: Teamwork Ranch, L.L.C., 1459 Grand Ave., Des Moines, IA 50309

Grantor/Affiant: Bruere Properties, LLC

Grantee: Teamwork Ranch, L.L.C.

For the Consideration of ONE Dollar(s) and other valuable consideration, Bruere Properties, LLC, a Limited Liability Company (also known as "Grantor") organized and existing under the laws of Iowa does hereby convey to Teamwork Ranch, L.L.C., the following described Real Estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-four (74), Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "B" located therein, containing 3.82 acres, as shown in Plat of Survey filed in Book 2007, Page 513 on February 6, 2007, in the office of the Recorder of Madison County, Iowa, **AND EXCEPT** land conveyed for road purposes as shown in Deed Record 88, Page 532 filed November 20, 1957, in the Office of the Recorder of Madison County, Iowa

This conveyance is in the ordinary course of the Grantor's business or affairs.

Subject to all Covenants, Restrictions and Easements of Record.

The Limited Liability Company 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; masculine or feminine gender; according to the context.

[signatures and notary appear on the following page]

Dated: April 13, 2020

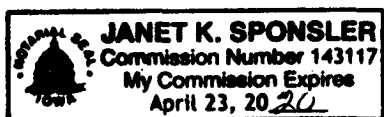
BRUERE PROPERTIES, LLC

By Stu Bruere

Stephen R. Bruere/Manager

STATE OF IOWA, COUNTY OF Polk SS:

This instrument was acknowledged before me, dated April 13, 2020, by Stephen R. Bruere, Manager of Bruere Properties, LLC.



Janet K. Sponsler

Notary Public in and for the State of Iowa

COMM # 143117

EXPIRES 4/23/20