

BK: 2020 PG: 2308
Recorded: 6/29/2020 at 2:46:44.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$4.86
Combined Fee: \$26.86
Revenue Tax: \$77.60
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Preparer Information: (name, address and phone number)

Bob Douglas, Davis Brown Law Firm, 4201 Westown Parkway, Suite 300, West Des Moines, Phone:
(515) 288-2500

Taxpayer Information: (name and complete address)

Genesis Homes, Inc., 750 Alice's Road, Waukee, IA 50263

Return Document To: (name and complete address)

Genesis Homes, Inc., 750 Alice's Road, Waukee, IA 50263

Grantors:

Bittersweet Acres, LLC

Grantees:

Genesis Homes, Inc.

Legal Description:

See page 2

Warranty Deed

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Bittersweet Acres, LLC, ("Grantor"), does hereby Convey to Genesis Homes, Inc. ("Grantee"), the following described real estate in Madison County, Iowa:

Lot Twenty-nine (29) of Covered Bridge Estates, located in the Fractional Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

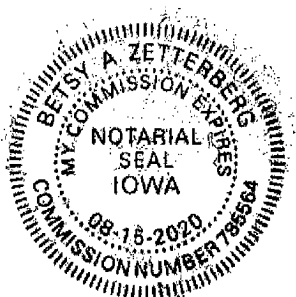
Grantor hereby covenants with grantee, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them through the date of the contract, and as to actions of the Grantor affecting the real estate from the date of the contract. Grantor further covenants with grantee that the real estate is free and clear of all liens and encumbrances and that it has good and lawful authority to sell and convey the real estate described herein. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Bittersweet Acres, LLC

By: Rachel Eller
Print Name: Rachel Eller
Title: Manager

STATE OF IOWA, COUNTY OF MADISON: ss

This record was signed before me on June 26, 2020, by Rachel Eller as Manager of Bittersweet Acres, LLC, on its behalf.



Betsy Zetterberg
Notary Public in and for said State and County
My commission expires: 8-15-2020