

BK: 2020 PG: 288
Recorded: 1/27/2020 at 3:55:58.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$127.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information:

Emily Eisenlauer, 1415 28th St, STE 160 West Des Moines, Iowa 50266
Phone: (515) 727-0986

Taxpayer Information:

Matthew Bollman and Tina Bollman, 3291 230th St., Saint Charles, IA 50240

Return Document To:

Emily Eisenlauer, 1415 28th St, STE 160 West Des Moines, Iowa 50266

Grantors:

Darr Land Development, LLC

Grantees:

Matthew Lyle Bollman and Tina Jo Bollman, Trustees of the Matthew and Tina Bollman Joint Revocable Trust Dated June 7, 2013, and any amendments thereto

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2014 at Page 687 and Book 2017 at Page 707



**Warranty Deed
(Corporate/Business Entity Grantor)**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Darr Land Development, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Matthew Lyle Bollman and Tina Jo Bollman, Trustees of the Matthew and Tina Bollman Joint Revocable Trust Dated June 7, 2013, and any amendments thereto the following described real estate in Madison County, Iowa:

Lots Three (3) and Four (4) of Clanton Creek Corner Subdivision, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is in satisfaction of a Real Estate Contract recorded in the Office of the Madison County Recorder on March 28, 2014, in Book 2014 at Page 687, as modified by a Modification of Real Estate Contract recorded in the Office of the Madison County Recorder on March 2, 2017, in Book 2017 at Page 707. The Declaration of Value and Groundwater Hazard Statement were filed with the original Contract.

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: January 27, 2020.

Darr Land Development, LLC, a limited liability company corporation

By *Robert W Darr member*

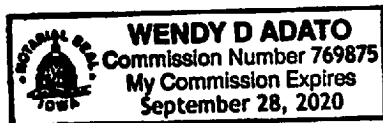
Robert W Darr, Member

By *Virginia L Darr Member*

Virginia L Darr, Member

STATE OF IOWA, COUNTY OF POLK

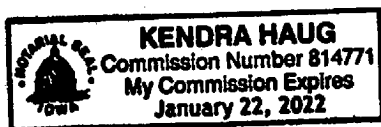
This record was acknowledged before me on January 23, 2020, by Robert W Darr as a Member of Darr Land Development, LLC.



Wendy D Adato
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on January 27, 2020, by Virginia L Darr as a Member of Darr Land Development, LLC.



Kendra Haug
Signature of Notary Public