



Document 2021 1729

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Date 4/28/2021 Time 1:16:33PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$106.40

Rev Stamp# 179 DOV# 180

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 515-371-0117

✓ Taxpayer Information and Return To:
Aron Flickinger, 1784 Meadow Valley Ct., Winterset, IA 50273

109025

\$67,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Bittersweet Acres, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Aron Flickinger and Brandy Sobczak-Flickinger, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirty-four (34) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 4/23/21

Bittersweet Acres, L.L.C., an Iowa
Limited Liability Company

By: Rachel Eller

Rachel Eller
Printed Name

Manager
Title

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on April 23, 2021
by Rachel Eller as Manager of Bittersweet
Acres, L.L.C., an Iowa Limited Liability Company.



Caleigh S Dowie
Notary Public in and for said State