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

Taxpayer Information and Return To:
James Alver Schmitz, 9404 Galleria Dr, Johnston, IA 50131

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 **James Alver Schmitz and Kimberly Ann Bollinger-Schmitz, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot 12 in COVERED BRIDGE ESTATES, located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 12, Township 76 North, Range 28 West of the 5th P.M., an Official Plat, now included in and forming a part of Madison County, Iowa

AND

Parcel "M," a part of Lot 11 in COVERED BRIDGE ESTATES, containing 1.52 acres, more less, as shown in Plat of Survey filed in Book 2020, Page 140 on January 14, 2020, in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

