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

Taxpayer Information and Return To:
Kim J. Thomas, 1835 195th Lane, Winterest, IA 50273

WARRANTY DEED

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

Parcel "A", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 25.044 acres, as shown in Plat of Survey filed in Book 3, Page 548 on February 22, 2000, in the Office of the Recorder of 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: 5/20/2021

Sericon, L.L.C., an Iowa Limited Liability Company

By: *Paul Erickson Elizabeth Erickson*

Paul Erickson Elizabeth Erickson
Printed Name

Manager manager
Title

STATE OF Iowa)
) ss:
COUNTY OF Madison)

This record was acknowledged before me on 5-20-2021
by Paul and Elizabeth Erickson as managers of Sericon, L.L.C.,
an Iowa Limited Liability Company.

Heather Ann Starr
Notary Public in and for said State

