



Document 2022 1394

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Date 5/12/2022 Time 12:04:38PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$91.20

Rev Stamp# 165 DOV# 159

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$57,500

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Evelyn M. Reed and Eugene V. Reed, 218 E High St Winterset, IA 50273

$\frac{1}{1}$

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bittersweet Acres, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Evelyn M. Reed and Eugene V. Reed, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Forty-one (41) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), AND in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



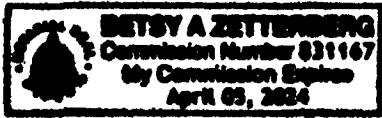
This deed is being conveyed by a Limited Liability Company in the ordinary course of business and is being signed by a member and/or manager who has the authority to act on behalf of the Limited Liability Company.

Grantor does Hereby Covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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: 5/11/22

**Bittersweet Acres, LLC,**  
an Iowa Limited Liability Company



By Rachel Eller  
Printed Name: Rachel Eller  
Title: Manager

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on this 11<sup>th</sup> day of May, 2022, by  
Rachel Eller as Manager of Bittersweet Acres, LLC.

Betsy Zetterberg  
Notary Public

My Commission Expires: 4-5-24