

BK: 2022 PG: 1445  
Recorded: 5/17/2022 at 1:19:11.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$214.40  
LISA SMITH RECORDER  
Madison County, Iowa

**WARRANTY DEED  
(LIMITED LIABILITY COMPANY GRANTOR)**

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***Prepared by:*** Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

***Send Tax Statements and return documents to:*** Andrew A. Arnburg and Michelle R. Arnburg, 415 NE Birch Avenue, Earlham, Iowa 50072

***Grantor/Affiant:*** LL Ventures, LLC

***Grantee:*** Andrew A. Arnburg and Michelle R. Arnburg

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For the Consideration of ONE Dollar(s) and other valuable consideration, **LL Ventures, LLC**, a Limited Liability Company (also known as "Grantor") organized and existing under the laws of the State of Iowa, does hereby Convey to **Andrew A. Arnburg and Michelle R. Arnburg**, the following described Real Estate:

**Lot Three (3) of McLaughlin Subdivision, an Official Plat in the City of Earlham, Madison County, Iowa**

Subject to all Covenants, Restrictions and Easements of Record.

The Limited Liability Company 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; masculine or feminine gender; according to the context.

LL Ventures, LLC

BY: LL Ventures, LLC (DATE) 5/13/22  
AS Managing Member

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 12th day of May, 2022,

by Neal Logemann, as Managing Member of LL Ventures,  
LLC.

Heather M. Hamm  
Signature of Notary Public

