



Document 2022 977

Book 2022 Page 977 Type 03 001 Pages 2

Date 4/04/2022 Time 12:41:20PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$111.20

Rev Stamp# 113 DOV# 108

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$70,000

WARRANTY DEED (LIMITED LIABILITY COMPANY GRANTOR)

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

Send Tax Statements and return documents to: Kristina M. Spieker and Wyatt Q. Spieker, 435 NW Elm Avenue, Earlham, IA 50072

Grantor/Affiant: Arnburg Investments, L.C.

Grantee: Kristina M. Spieker and Wyatt Q. Spieker

¹/₂ For the Consideration of ONE Dollar(s) and other valuable consideration, Arnburg Investments, L.C. a Limited Liability Company (also known as "Grantor") organized and existing under the laws of the State of Iowa does hereby Convey to Kristina M. Spieker and Wyatt Q. Spieker, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common, the following described Real Estate:

Parcel "B" located in Lot One (1) of Arnburg Estates, an Official Plat in the City of Earlham, Madison County, Iowa, containing 1.18 acres, as shown in Plat of Survey filed in Book 2020, Page 2781 on July 31, 2020, in the Office of the Recorder of 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.

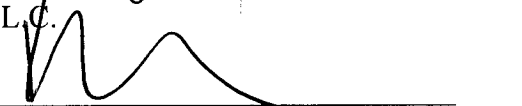
Arnburg Investments, L.C.



BY: Andrew Arnburg, Member (DATE)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 28 day of March, 2022,
by Andrew Arnburg, as Member of Arnburg Investments, L.C.


Signature of Notary Public