



Document 2012 1860

Book 2012 Page 1860 Type 03 001 Pages 2

Date 6/26/2012 Time 1:11 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$181.60

Rev Stamp# 186 DOV# 198

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX✓
ANNO
SCAN
CHEK



Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

1/28

Taxpayer Information: (Name and complete address)

Spencer Morehouse and Jennifer Morehouse, 1310 W Washington, Winterset, IA 50273

Return Document To: (Name and complete address)

Covered Brige Realty, 104 N 1st Ave., Winterset, IA 50273

Grantors:

North River Development, L.L.C.

Grantees:

Spencer Morehouse and Jennifer Morehouse
as Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$114,000.00 Dollar(s) and other
valuable consideration, North River Development, L.L.C.

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Spencer Morehouse and
Jennifer Morehouse as Joint Tenants with Full Rights of Survivorship and Not as Tenants in
Common the following described real estate in Madison County, Iowa:
Lot Thirty-eight (38) of Honor's Acres Second Addition to the Town of Winterset, Madison County,
Iowa

North River Development, L.L.C. is a member managed LLC, this deed is made and executed by
James M. Baur as member-manager with the consent of all members of North River Development,
L.L.C.



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 sin-
gular or plural number, according to the context.

Dated: 06-20-2012

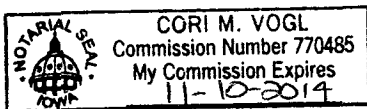
North River Development, L.L.C.
a(n) Limited Liability Company

By James M. Baur
James M. Baur, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this _____
by James M. Baur
as Member-Manager
of North River Development, L.L.C.



Cori M. Vogl
_____, Notary Public