



Document 2012 3618

Book 2012 Page 3618 Type 03 001 Pages 2

Date 11/30/2012 Time 3:59 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 363 DOV# 384

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)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

1
2

Taxpayer Information: (Name and complete address)

Phillip J. and Brenda R. Clifton, 2223 - 204th Court, Winterset, IA 50273

✓ Return Document To: (Name and complete address)

Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

Brookhart Rentals, L.L.C.

Grantees:

Phillip J. Clifton and Brenda R. Clifton, 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 -----\$200,000.00---- Dollar(s) and other
valuable consideration, Brookhart Rentals, L.L.C.

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Phillip J. Clifton and Brenda
R. Clifton, as Joint Tenants with full rights of survivorship and not as Tenants in Common,

the following described real estate in Madison County, Iowa:
Parcel "J" a part of Lot One (1) of C & C Allen's Addition to the City of Winterset, Madison County,
Iowa, containing 1.141 acres, as shown in Plat of Survey filed in Book 2004, Page 4919 on October
19, 2004, in the Office of the Recorder of Madison County, Iowa.

(MCA)

Brookhart Rentals, L.L.C. is a member-managed L.L.C. and William C. Brookhart, as
member-manager of the L.L.C., has authority to sign on behalf of this L.L.C. This transaction is
occurring in the ordinary course of business; or, all Members have consented to this real estate
transaction.

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: 11/30/2012

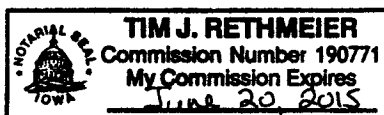
Brookhart Rentals, L.L.C.
a(n) Limited Liability Company

By William C. Brookhart
William C. Brookhart, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this November 30, 2012,
by William C. Brookhart
as Member-Manager
of Brookhart Rentals, L.L.C.



Tim J. Rethmeier, Notary Public