



Document 2013 454

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Date 2/11/2013 Time 3:50 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$71.20

Rev Stamp# 35 DOV# 34

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$ 45,000.00

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)

Charles W. Hendricks, 1701 48th St., Ste. 290, West Des Moines, IA 50266, Phone: (515) 222-9900

Taxpayer Information: (Name and complete address)

Todd & Karen Renaud
8430 Rock Drive
West Des Moines, IA 50266

✓ Return Document To: (Name and complete address)

Todd & Karen Renaud
8430 Rock Drive
West Des Moines, IA 50266

Grantors:

Exclusive Properties, LLC

Grantees:

Todd M. Renaud and Karen L. Renaud,
husband and wife 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 One Dollar(s) and other
valuable consideration, Exclusive Properties, LLC

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Todd M. Renaud and Karen
L. Renaud, husband and wife 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-three (33) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of
Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the
5th P.M., Madison County, Iowa, EXCEPT Parcel "G" located therein, containing 0.33 acres, more or
less, as shown in Plat of Survey filed in Book 2006, Page 5246 on December 19, 2006, in the Office of
the Recorder of Madison County, Iowa.

This instrument is being signed by the duly authorized Manager of the undersigned Limited Liability
Company by said person pursuant to its Operating Agreement in the ordinary course of business.

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: 2-6-13

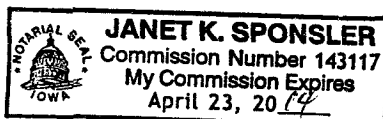
Exclusive Properties, LLC
a(n) Limited Liability Company

By Douglas D. Redenius
Douglas D. Redenius, Manager

By [Signature]

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on this February 6, 2013
by Douglas D. Redenius
as Manager
of Exclusive Properties, LLC



[Signature]
Janet K. Sponsler, Notary Public