



Document 2013 1194

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Date 4/30/2013 Time 10:37 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$6.40

Rev Stamp# 111 DOV# 109

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Prepared by: Maria E. Brownell, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266
515-274-1450

✓ Return to: Danny Young and Connie Young, 3250 280th Street, Truro, IA 50257

Address Tax Statement: Danny Young and Connie Young, 3250 280th Street, Truro, IA 50257

\$4400

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, TF Thirty-one CCSB, LLC, as grantor, hereby conveys to Danny Young and Connie Young, as grantees, the following described real estate in Madison County, Iowa:

Lot 3, Block 14, Harman & Young's Addition to Original Town of St. Charles, Madison County, Iowa, subject to all known covenants, conditions, easements, and restrictions of record.

Parcel Number: 870000514030000

Locally known as: 106 E. Sycamore St., St. Charles, IA 50240

Grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

By their execution of this deed on behalf of grantor, the undersigned represent and warrant to grantee that the grantor is a member-managed limited liability company, that the execution of this deed is authorized by the company's operating agreement, and that the undersigned are the only two members of the grantor limited liability company.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: 3/3/13

TF Thirty-one CCSB, LLC,

By: Tristan Frank

Tristan Frank
Title: Member

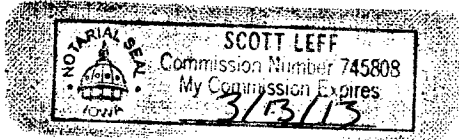
By: Christine Frank

Christine Frank
Title: Member

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on March 3rd, 2013, by Tristan Frank, as Member of TF Thirty-one CCSB, LLC.

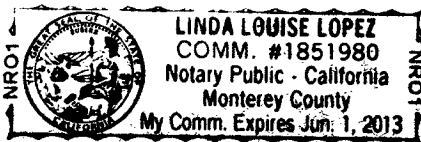
[STAMP]



Scott Leff
Notary Public

STATE OF California, COUNTY OF Monterey

This record was acknowledged before me on 03/01/, 2013, by Christine Frank, as Member of TF Thirty-one CCSB, LLC.



Linda Louise Lopez
Notary Public

APPROVAL OF WARRANTY DEED:

The foregoing Deed is approved by JCG Land Services, Inc., as Receiver appointed pursuant to Court Order entered on May 8, 2012, in Polk County District Court Equity No. CE 70192.

1715 South G Avenue
Nevada, IA 50201

By: Carrol D. McCracken

Name: Carrol D. McCracken

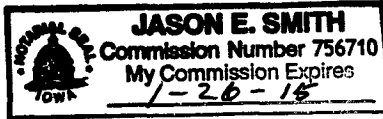
Title: President

Date:

STATE OF IOWA, STORY COUNTY

This record was acknowledged before me on 3/8/13, by Carrol McCracken, as President of JCG Land Services, Inc.

[STAMP]



Jason E. Smith
Notary Public

\\FS\\Jimbr\\Jim Nervig\\JCG Land Services, Inc\\Sale of Property\\106 E. Sycamore, St. Charles\\13 2 25 Deed\\WarrantySycamoreSt.doc