



Document 2013 1775

Book 2013 Page 1775 Type 03 001 Pages 2

Date 6/12/2013 Time 11:34 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 167 DOV# 168

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



50,000.00

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)

Classic Builders, Inc.

1910 SW Plaza Shops Lane

Ankeny, IA 50023

E/

Return Document To: (Name and complete address)

Classic Builders, Inc.

1910 SW Plaza Shops Lane

Ankeny, IA 50023

Grantors:

Exclusive Properties, LLC

Grantees:

Classic Builders, Inc.

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 Classic Builders, Inc.

_____ the following described real estate in Madison County, Iowa:
Lot Thirty-six (36) 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 J, located therein, containing 0.40 acres, as shown in
Plat of Survey filed in Book 2013, Page 315, 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: June 10, 2013

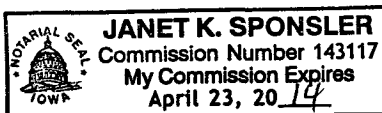
Exclusive Properties, LLC
a(n) Limited Liability Company

By Douglas Redenius, mgr.
Douglas Redenius, Manager

By _____

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on this 10th day of June, 2013,
by Douglas Redenius
as Manager
of Exclusive Properties, LLC



Janet K. Sponsler
Janet K. Sponsler, Notary Public