

Prepared by: Shirley Bolton 475 S. 50th St., Suite 100 West Des Moines IA 50265 515-327-1700
Return to: \$ 32,000.00
SPACE ABOVE THIS LINE FOR RECORDER 50265

Address Tax Statements:

James Wesley Duncan
2974 120th St.
Van Meter, IA 50261

WARRANTY DEED

For the consideration of One Dollar and other Valuable Consideration the receipt of which is hereby acknowledged Arrowhead Development, L.L.C., a limited liability corporation organized and existing under the laws of the State of Iowa, does hereby convey to James Wesley Duncan and Abigail L. Duncan, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Two (2) of Arrowhead Estates, Plat 1, located in the North Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



subject to and together with any and all easements, covenants and restrictions of record, if any.

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 Warranty and Defend the real estate against the lawful claims of all persons, except as may be above stated.

The Limited Liability Company further warrants that it is (Manager/Member) managed.

This deed is executed by a majority of the managers or members of the limited liability company, the undersigned has authority to execute this conveyance on behalf of the limited liability company and this sale is made in the ordinary course of business of the limited liability company.

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

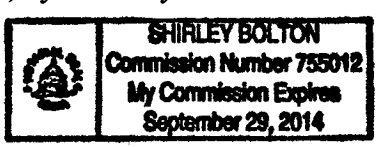
Dated: June 17, 2013

Arrowhead Development, L.L.C.

By:
Stephen R. Grubb, President and Manager

STATE OF IOWA, POLK COUNTY, ss:

On this June 17, 2013, before me, the undersigned, a Notary Public in and for the said State, personally appeared Stephen R. Grubb, to me personally known, who, being by me duly sworn, did say that he is the President and Manager of Arrowhead Development, L.L.C., the limited liability corporation executing the foregoing instrument; that the instrument was signed on behalf of the limited liability corporation by authority of the corporation's Board of Directors; and that Stephen R. Grubb, as such officers, acknowledged execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Notary Public in and for Polk County, Iowa