



BK: 2016 PG: 1819
Recorded: 6/27/2016 at 1:51:42.0 PM
Fee Amount: \$17.00
Revenue Tax: \$170.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700
Return to:
Peter Worsham, 3290 Peru Rd, Truro, IA 50257
Mail tax statements to:
Peter Worsham, 3290 Peru Rd, Truro, IA 50257

Phone No.: 515-453-4771

Order No.: MES-66989/KR

WARRANTY DEED

Legal: Parcel "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.82 acres, as shown in Plat of Survey filed in Book 2007, Page 513 on February 6, 2007, in the Office of the Recorder of Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Christiani's Events, LLC., a limited liability company**, does hereby convey unto **Peter Worsham, a married person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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

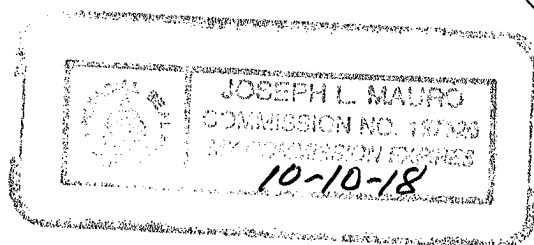
Christiani's Events, LLC.

BY: *Carol Christiani*

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on June 24th 2016 by Carol Christiani as Member of Christiani's Events, LLC..

Joseph L. Mauro
Notary Public in and for said State



JOSEPH L. MAURO
COMMISSION # 137320
EXPIRES 10/10/18