



Document 2016 1832

Book 2016 Page 1832 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$605.60

Rev Stamp# 240 DOV# 247

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$378,865

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

12/1

Taxpayer Information: (Name and complete address)

Scott T. and Valery S. Hanson, 1810 Millstream Court, Winterset, IA 50273

EE

Return Document To: (Name and complete address)

Scott and Valery Hanson, 1810 Millstream Court, Winterset, IA 50273

Grantors:

Bittersweet Acres, LLC

Grantees:

Scott T. Hanson and Valery S. Hanson

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED **(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$378,865.00----- Dollar(s) and other valuable consideration, Bittersweet Acres, LLC, a(n) Limited Liability Company organized and existing under the laws of IOWA does hereby Convey to Scott T. Hanson and Valery S. Hanson, As Joint Tenants with full rights of survivorship and not as Tenants in Common,

the following described real estate in MADISON County, Iowa:
Lot Forty-two (42) of Covered Bridge Estates, a Subdivision located in Section Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Section Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



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 singular or plural number, according to the context.

Dated on 6-25-16.

Bittersweet Acres, LLC, a(n) Limited Liability Company

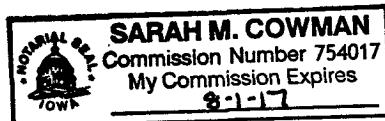
By James C. Eller, Member-Manager
James C. Eller, Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-25-16, by James C. Eller

as Member-Manager

of Bittersweet Acres, LLC



Sarah M. Cowman
Signature of Notary Public