



Document 2016 1905

Book 2016 Page 1905 Type 03 001 Pages 2

Date 7/05/2016 Time 12:26:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$73.60

Rev Stamp# 249 DOV# 256

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$412,500

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322, (515) 222-1700

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Taxpayer Information: (Name and complete address)

Brett and Vicki Zikmund, 809 SE 15th St., Grimes, IA 50111

↙ **Return Document To:** (Name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322

Grantors:

Exclusive Properties, LLC

Grantees:

Brett A. Zikmund

Vicki Zikmund

Legal description:

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 Brett A. Zikmund and Vicki Zikmund, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa:

Lot 4 of Phase I, Timber Ridge Estates, located in Northeast Quarter (NE 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



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.

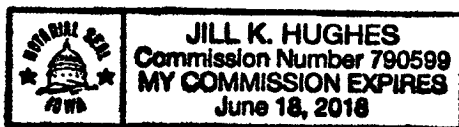
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 6-22-16.

Exclusive Properties, LLC, a(n) limited liability company

By Douglas D. Redenius, Manager By _____

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on June 22, 2016, by Douglas D. Redenius
as Manager
of Exclusive Properties, LLC



[Signature]
Signature of Notary Public