



Document 2016 3352

Book 2016 Page 3352 Type 03 001 Pages 3

Date 11/07/2016 Time 11:40:18AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$83.20

Rev Stamp# 446 DOV# 445

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$ 52,500

**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

**Taxpayer Information:** (Name and complete address)

Covenant Construction Services LLC, 734 SE Alice's Road, Waukee, IA 50263

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

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

**Grantors:**

Exclusive Properties, L.L.C.

**Grantees:**

Covenant Construction Services, L.L.C.

**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, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Covenant Construction Services, L.L.C., d/b/a CCS Homes

the following described real estate in MADISON County, Iowa:

See Addendum "1" for Legal Description

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 10/26/16.

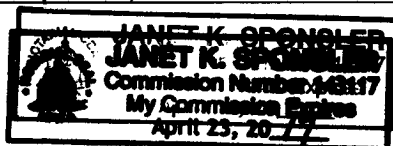
Exclusive Properties, L.L.C., a(n) limited liability company

By Douglas D. Redenius mgr.  
Douglas D. Redenius, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on October 26, 2016, by Douglas D. Redenius  
as Manager  
of Exclusive Properties, L.L.C.



Janet K. Spangler  
Signature of Notary Public

Addendum 1

Legal Description

Lot Twenty-three (23) 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 "E", located therein, containing 0.32 acres, as shown in Plat of Survey filed in Book 2014, Page 1967 on August 8, 2014, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "F", a part of Lot Twenty-four (24) of said Phase II, Timber Ridge Estates, containing 0.12 acres, as shown in Plat of Survey filed in Book 2014, Page 1968 on August 8, 2014, in the Office of the Recorder of Madison County, Iowa.

