



Document 2016 3559

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Date 11/23/2016 Time 11:05:17AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$103.20

Rev Stamp# 471 DOV# 469

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

\$15,000

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Robert and Linda Duff, 922 N. 34d Ave., Winterset, IA 50273

Return Document To: (Name and complete address)

Covered Bridge Realty, 104 North 1st Avenue, Winterset, IA 50273

Grantors:

IA-Rentals, LLC

Grantees:

Robert C. Duff and Linda K. Duff

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of -----\$65,000.00----- Dollar(s) and other valuable consideration, IA-Rentals, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Robert C. Duff and Linda K. Duff, as Joint Tenants with full rights of survivorship and not as Tenants in Common,

the following described real estate in MADISON County, Iowa:
 A part of Out Lot Seven (7) of SOUTH ADDITION OF OUT LOTS to the Town of Winterset, in Madison County, Iowa, described as follows: Commencing at a point 132 feet West of the Northeast corner of said Out Lot Seven (7) and running thence South 132 feet, thence West 66 feet, thence North 132 feet to a point 99 feet East of the Northwest Corner of said Out Lot Seven (7), thence East 66 feet to the place of beginning.

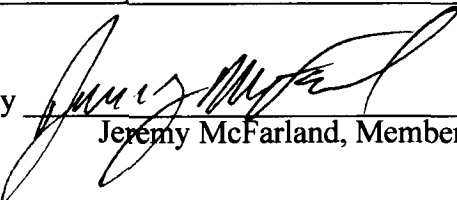


The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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 11/17/2016.

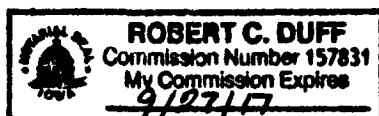
IA-Rentals, LLC, a(n) Limited Liability Company

By 
Jeremy McFarland, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/17/16, by Jeremy McFarland
as Member-Manager
of IA-Rentals, LLC




 Signature of Notary Public