



Document 2016 3633

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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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 Official Form No. 103 - May 2006

Kenneth R. Munro

FOR THE LEGAL EFFECT OF THE USE OF
 THIS FORM, CONSULT YOUR LAWYER

Return To: Christopher Carl Larsen, 1510 West Iowa Ave., Indianola, IA 50125

Preparer: Kenneth R. Munro, 4844 Urbandale Ave., Suite B, Des Moines, IA 50310

Taxpayer: Christopher Carl Larsen, 1510 West Iowa Ave., Indianola, IA 50125



\$162,000

LSB30611

WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
The Meadows at Winterset, L.L.C., a limited liability company

do hereby

Convey to Christopher Carl Larsen and Erin Elizabeth Larsen

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Polk County, Iowa:

See attached legal description.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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.

The Meadows at Winterset, L.L.C., a limited liability company

Dated: 11-22-16

By:

Denise Dornbier

Denise Dornbier, Member-Manager (Grantor)

(Grantor)

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

_____, Notary Public

Acknowledgment for Individuals

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

_____, Notary Public

Acknowledgments for Corporation or Other Entity

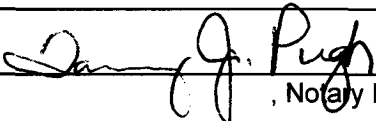
STATE OF IOWA, COUNTY OF POLK

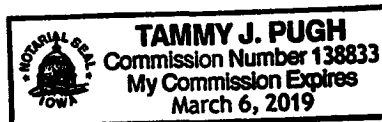
This instrument was acknowledged before me on November 22, 2016

by Denise Dornbier

as Member-Manager

of The Meadows at Winterset, L.L.C.


_____, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

_____, Notary Public

Meadows at Winterset Legal Description:

The South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), **AND** all that part of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying North of the center of the channel of Cedar Creek all in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "F", located in the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Said Section Twenty-three (23), containing 6.33 acres, as shown in Plat of Survey filed in Book 3, Page 485 on September 15, 1999, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "G", located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), containing 19.387 acres, as shown in Plat of Survey filed in Book 3, Page 556 on April 3, 2000, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), more particularly described as follows, to-wit: Commencing at a point 58 rods and 40 feet South and 69 rods East of the Northwest corner of the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-Three (23) and running thence South 40 rods, thence West 69 rods, thence South to the Southwest corner of Section Twenty-three (23), thence East on the South section line to the center of Cedar Creek, thence following the meanderings of said Cedar Creek to a point where it crosses the East line of said West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), thence North to a point 58 rods and 40 feet South of the Northeast corner of said 80 acre tract, thence West to the place of beginning; **AND** Parcel "G" located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-Six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 0.17 acres, as shown in Plat of Survey filed in Book 2008, Page 948 on March 21, 2008 in the Office of the Recorder of Madison County, Iowa.



Subject to easements and restrictions of record.