



Document 2017 1289

Book 2017 Page 1289 Type 03 001 Pages 2
Date 4/26/2017 Time 12:21:52PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$351.20 ANNO
Rev Stamp# 163 DOV# 166 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA



\$ 220.00

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., 2900 100th St., Suite 209, Urbandale, IA 50322, (515) 222-1700

$\frac{1}{2}$

Taxpayer Information: (Name and complete address)

Rick L. Seward, 2846 NW 75th Pl., Ankeny, IA 50023

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

Christopher J. Langpaul, Hubbard Law Firm, P.C., 2900 100th St., Suite 209, Urbandale, IA 50322

Grantors:

Bruere Properties, L.L.C.

Grantees:

Rick L. Seward

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, Bruere Properties, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Rick L. Seward, a married person,

the following described real estate in MADISON County, Iowa:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part conveyed for road purposes as shown in Deed Record 88, Page 532, filed November 20, 1957, in the Office of the Recorder of 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 4-24-17.

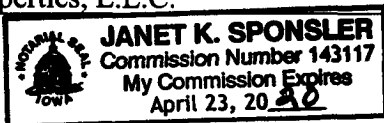
Bruere Properties, L.L.C., a(n) limited liability company

By Stephen Bruere
Stephen Bruere, Manager

By _____

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on April 24, 2017, by Stephen Bruere

as Manager
of Bruere Properties, L.L.C.



Janet K. Sponsler
Signature of Notary Public