

BK: 2018 PG: 1107
Recorded: 4/10/2018 at 9:41:12.0 AM
Fee Amount: \$22.00
Revenue Tax: \$199.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4681

Mail tax statements to and return to:
Mark Keller, 410 2nd St SE, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **LPB Investment, LLC, a limited liability company,** does hereby convey the following described real estate to **Mark Keller, a single person:**

All that part of Cherry Street in the Original Town of Earlham, Madison County, Iowa, lying South of the South boundary line of Railroad Avenue, and North of the North line of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company in said town; AND Parcel "C" located in Lot One (1), Block Thirteen (13), Original Town of Earlham, Madison County, Iowa, containing 0.179 acres, as shown in Plat of Survey filed in Book 2003, Page 4794 on August 13, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "A" located in the former Chicago, Rock Island and Pacific Railroad Company's Depot Grounds lying South of Lot One (1), Block Thirteen (13), Original Town of Earlham, Madison County, Iowa, containing 15,029 square feet, as shown in Plat of Survey filed in Book 2, Page 236 on December 21, 1994 in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "D", a part of said Parcel "A", containing 0.171 acres, as shown in Plat of Survey filed in Book 2003 Page 4795 on August 13, 2003, in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-78610/DG

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company 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, and as masculine or feminine gender, according to the context.

LPB Investment, LLC

LARS P. BOERRE

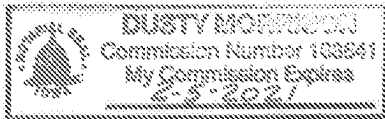
Printed Name

STATE OF IOWA

COUNTY OF DALLAS

)
) SS:
)

This instrument was acknowledged before me on APRIL 6, 2018 by
LARS P. BOERRE as OWNER of LPB Investment, LLC.



Dusty Morrison
Notary Public in and for said State

Legal Description

All that part of Cherry Street in the Original Town of Earlham, Madison County, Iowa, lying South of the South boundary line of Railroad Avenue, and North of the North line of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company in said town; AND Parcel "C" located in Lot One (1), Block Thirteen (13), Original Town of Earlham, Madison County, Iowa, containing 0.179 acres, as shown in Plat of Survey filed in Book 2003, Page 4794 on August 13, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "A" located in the former Chicago, Rock Island and Pacific Railroad Company's Depot Grounds lying South of Lot One (1), Block Thirteen (13), Original Town of Earlham, Madison County, Iowa, containing 15,029 square feet, as shown in Plat of Survey filed in Book 2, Page 236 on December 21, 1994 in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "D", a part of said Parcel "A", containing 0.171 acres, as shown in Plat of Survey filed in Book 2003 Page 4795 on August 13, 2003, in the Office of the Recorder of Madison County, Iowa.