



Document 2019 316

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Date 1/22/2019 Time 11:40:57AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 26 DOV# 25

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

LS854387

\$60,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

John M. Carley and Patricia A. Carley, 4296 NW 164th Street, Clive, IA 50325

Return Document To: (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273

Grantors:

Bittersweet Acres LLC

Grantees:

John M. Carley and Patricia A. Carley

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$60,000.00--- Dollar(s) and other
valuable consideration, Bittersweet Acres LLC,
a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to John M. Carley and Patricia
A. Carley, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:
Lot Thirty-seven (37) of Covered Bridge Estates, located in the Southwest Quarter (1/4) of the
Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven
(27) West of the 5th P.M., Madison County, Iowa.



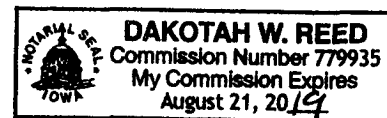
The grantor hereby covenants with grantees, and successors in interest, that it holds the real
estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that
the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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 1-14-19.

Bittersweet Acres LLC, a(n) Limited Liability Company

By Rachel Eller, Manager By _____
Rachel L. Eller, Manager



STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Jan 14, 2019, by Rachel L. Eller

as Manager
of Bittersweet Acres LLC

Dakotah Reed
Signature of Notary Public