



BK: 2019 PG: 1355  
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Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$911.20  
LISA SMITH RECORDER  
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 271-8996

Return document to and mail tax statements to:

CLOVER LOYNACHAN & THONG SISAMOUTH, 2332 – 131<sup>st</sup> Court, Van Meter, Iowa 50261

File #RESC / NW (spo)

## WARRANTY DEED

Legal: Lot Eight (8) of PRAIRIE RIDGE ESTATES located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20) Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for the Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.

Address: 2332 – 131<sup>st</sup> Court, Van Meter, Iowa 50261

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **DA Development, L.L.C.**, a **limited liability company**, does hereby convey the above-described real estate to **Clover M. Loynachan and Thong K. Sisamouth**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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.

**This deed is executed as provided in the operating agreement of the limited liability company.**

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.

STATE OF IOWA )

COUNTY OF Dallas )

SS:

On this 30th day of April, 2019,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared

Chase Keller, to me  
known, and who being by me duly sworn, did say that  
the person is the member of said  
limited liability company; that no seal has been  
procured by the limited liability company, and that this  
instrument was signed on behalf of the limited liability  
company by authority of its members or managers;  
that the person signing this deed has the authority to  
act on behalf of the limited liability company; and that  
the person acknowledged the execution of this  
instrument to be the voluntary act and deed of the  
limited liability company, by it voluntarily executed.

Nichole Waller  
Notary Public in and for said State

Dated: April 30, 2019

DA DEVELOPMENT, L.L.C.,  
A limited liability company

by:

Chase Keller

PRINT NAME OF SIGNATORY

