

**BK: 2020 PG: 2767**  
**Recorded: 7/31/2020 at 8:22:21.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$527.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

WARRANTY DEED

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE  
SUITE B URBANDALE IA 50322 [pa@henrichsenlawoffice.com](mailto:pa@henrichsenlawoffice.com) 515.727.5330  
RETURN TO: Boal Investments, LLC, 1415 28<sup>th</sup> Street, Suite 160, West Des Moines, IA 50266  
Send Tax Statements to: Boal Investments, LLC., 1415 28<sup>th</sup> Street, Suite 160, West Des Moines, IA,  
50266  
Grantor/Affiant: Verla J. Christensen  
Grantee: Boal Investments, LLC

For the Consideration of ONE Dollar(s) and other valuable consideration Verla J. Christensen, a single person, does hereby convey to Boal Investments, LLC, the following described Real Estate in Madison County, Iowa:

Parcel "B", located in the Southeast Quarter (1/4) and in the Southwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., lying south of the County Road, Madison County, Iowa, containing 97.00 acres, as shown in Plat of survey filed in Book 2002, Page 2442 on May 21, 2002 in the Office of the Recorder of Madison County.

Subject to all Covenants, Restrictions and Easements of Record.

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; masculine or feminine gender; according to the context.

*[signatures and notary appear on the following page]*

Dated: July 23, 2020.

\_\_\_\_\_  
(Grantor)

Verla J. Christensen  
Verla J. Christensen (Grantor)

STATE OF ~~IOWA~~, COUNTY OF Cass SS:  
SO

This record was acknowledged before me on July 23, 2020, by Verla J. Christensen, a single person.

11/2/21 [Signature]

Notary Public in and for the State of Iowa

