



WARRANTY DEED

Return to: Jason Springer, 148 W. 2nd Street, Suite 4, Madrid, Iowa 50156
Taxpayer: Opportunity Investments, LLC, 148 W. 2nd Street, Madrid, IA 50156
Preparer: Jason Springer, 148 W. 2nd Street, Suite 4, Madrid, Iowa 50156, Phone: (515) 419-1471

For the consideration of One Dollar(s) and other valuable consideration, Luella Mahoney and Jose Galan, wife and husband do hereby Convey to Opportunity Investments, LLC the following described real estate in Madison County, Iowa: Eight (8) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa.

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, and as masculine or feminine gender, according to the context.

Dated on 4/1/21
Luella Mahoney
Luella Mahoney (Grantor)

Jose Galan
Jose Galan (Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on _____, by Luella Mahoney and Jose Galan, wife and husband,

[Signature]
Signature of Notary Public

