BK: 2021 PG: 1341

Recorded: 4/1/2021 at 10:38:31.0 AM

Form No. 101, Warranty Deed

Revised February 2019

Pages 1

County Recording Fee: \$12.00 Iowa E-Filing Fee: \$3.00 Combined Fee: \$15.00 Revenue Tax: \$9.60 LISA SMITH RECORDER Madison County, Iowa

STATE STATES	DEED
WARRANTY	DEED
* Return to: Jason Springer, 148 W. 2nd Street, S	Suite 4, Madrid, Iowa 50156
Return to: Jason Springer, 148 W. 2nd Street, Strappy Taxpayer: Opportunity Investments, LLC, 148 Preparer: Jason Springer, 148 W. 2nd Street,	W. 2nd Street, Madrid, IA 50156
Preparer: Jason Springer, 148 W. 2nd Street, State 149-1471	uite 4, Madrid, Iowa 50156, Phone: (515)
For the consideration of One	Dollar(s) and other valuable
consideration, Luella Mahoney and Jose Galan, wife an	d husband
- word Planton of Mile Color Cultury, which are	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. C	Charles, Madison County, Iowa.
•	•
Grantors do Hereby Covenant with grantees, ar	d successors in interest, that grantors hold the
real estate by title in fee simple; that they have good a	nd lawful authority to sell and Convey the real
estate; that the real estate is free and clear of all liens an	d 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 undersi	gned hereby relinquishes all rights of dower,
homestead and distributive share in and to the real	
acknowledgment hereof, shall be construed as in the s	ingular or plural number, and as masculine or
feminine gender, according to the context.	2 1
Pated on 4/1/A	
Judla Wahons	Car Plan
- Work of the second of the se	110702
Luella Mahoney (Grantor)	Jose Galan (Grantor)
	0 11
STATE OF, COUNTY OF	1011
This record was acknowledged before me on	by Luella Mahoney
and Jose Galan, wife and husband,	
	-
SRIM JASON SPRINGER	Signature of Notary Public
Commission No. 820246	- Signature ownotary rubile
My Commission Expires	

September 23, 2022

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