



**WARRANTY DEED**

Return to: Charles W. Hendricks, 1454 30th Street, #202 West Des Moines, Iowa 50266

Taxpayer: Janssen Properties, LLC, 1325 Union Court, Van Meter, IA 50261

Preparer: Charles W. Hendricks, 1454 30th Street, #202 West Des Moines, Iowa 50266,

Phone: (515) 222-9900

For the consideration of \_\_\_\_\_ one \_\_\_\_\_ Dollar(s) and other valuable consideration, LeAnna Dunham, a single person

\_\_\_\_\_ do hereby Convey to Janssen Properties, LLC

\_\_\_\_\_ the following described real estate in Madison County, Iowa: Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4), all in Section Thirty (30), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.90 acres, as shown in Plat of Survey filed in Book 2007, Page 2391 on June 12, 2007, in the Office of Recorder of Madison County, Iowa

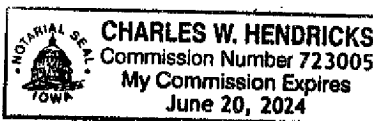
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 August 3, 2020

[Signature]  
LeAnna Dunham (Grantor)

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

STATE OF IOWA, COUNTY OF POLK  
This record was acknowledged before me on August 3, 2021, by LeAnna Dunham, a single person



[Signature]  
Signature of Notary Public