



Document 2021 3314

Book 2021 Page 3314 Type 03 001 Pages 1
Date 8/09/2021 Time 11:41:25AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$972.00
Rev Stamp# 398 DOV# 392
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$608,000

E Preparer: Shannon L. Sobek, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6239RE)
Return To: Jeremy Michael Alm, 3132 220th Street, Saint Charles, IA 50240
Taxpayer Information: Jeremy Michael Alm, 3132 220th Street, Saint Charles, IA 50240

WARRANTY DEED

VCL110939-MDK

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration **LRG Investments, LLC, an Iowa limited liability company**, do hereby Convey to the **Jeremy Michael Alm and Kristina Alm, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

$\frac{1}{2}$ A tract of land located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.9972 acres, as shown in Plat of Survey filed in Book 1, Page 265 on January 15, 1975, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

The Grantor hereby covenants with grantees, and successors in interest, that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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: July 15, 2021

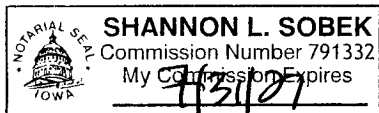
LRG Investments, LLC, an Iowa limited liability company, as Grantor

Ryan Gray, Manager

STATE OF IOWA)

) ss:
COUNTY OF POIK)

On this 15th day of July, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared **Ryan Gray, as Manager of LRG Investments, LLC, an Iowa limited liability company**, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



Notary Public in and for said State