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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$575.20
Rev Stamp# 2

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

*360,000

Preparer: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2025EF)

✓ Return To: Beschen Enterprises, LLC, c/o: Thomas Beschen, 3148 135th Court, Cumming, Iowa 50061

Taxpayer Information: Beschen Enterprises, LLC, c/o: Thomas Beschen, 3148 135th Court, Cumming, Iowa 50061

WARRANTY DEED

MDK119055-MDK
P218943

SG

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Stanley A.R. Gustafson and Betty M. Gustafson, a married couple**, do hereby convey to **Beschen Enterprises, LLC, an Iowa Limited Liability Company**, the following described real estate in **Madison County, Iowa**:

Parcel "B", a part of Parcel "A", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.683 acres, as shown in Plat of Survey filed in Book 2005, Page 3139 on July 8, 2005, 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: 12/22/21.

Stanley A. Gustafson
Stanley ~~A.~~ Gustafson
R. SG

Betty M. Gustafson
Betty M. Gustafson

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me this 22nd day of December,
2021, by Stanley ~~A.~~ Gustafson and Betty M. Gustafson, a married couple.
R.



Ellen Fitzpatrick
Notary Public in and for said State