

BK: 2022 PG: 2210
Recorded: 7/26/2022 at 10:22:22.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Doyle D. Sanders, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309-8004
Phone: (515) 246-5821

Taxpayer Information:

315 SCA, LLC, c/o Patricia M. Arnborg, 350 S. Chestnut Avenue, Earlham, Iowa 50072

Return Document To:

Doyle D. Sanders, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309-8004

Grantors:

Patricia M. Arnborg

Grantees:

315 SCA, LLC

Legal Description: See Page 2

*There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Document or instrument number of previously recorded documents:

Individual Trustee's Affidavit recorded on July 25, 2022, Madison County, IA at Book 2022 Page 2200; and
Trustee Warranty Deed recorded on July 25, 2022, Madison County, IA at Book 2022 Page 2201.

Warranty Deed

For the consideration of One (1.00) Dollar(s) and other valuable consideration, Patricia M. Arnburg (Grantor) and Larry J. Arnburg, wife and husband, do hereby convey to 315 SCA, LLC, a limited liability company organized and existing under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

Commencing at the Southwest Corner of the intersection of Iowa Street (now S.W. 3rd Street) and Chestnut Street (now S. Chestnut Avenue) in the City of Earlham, Madison County, Iowa, thence West along the South boundary of Iowa Street 161 feet, thence South 135 feet, thence East 161 feet, thence North along the West boundary of Chestnut Street 135 feet to the point of beginning; also described as: A tract of land commencing at a point 30 feet South and 995 feet East of the Northwest corner of Section Seven (7), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 135 feet, thence East 161 feet to the West line of Chestnut Street, (now S. Chestnut Avenue), thence North 135 feet to the South line of Iowa Avenue, (now S.W. 3rd Street), thence West 161 feet to the point of beginning, and being a part of vacated Block 4 of Taylor's Addition to Earlham, Iowa;

Subject to all covenants, restrictions and easements of record.

Locally known as: 315 S. Chestnut Ave., Earlham, Iowa 50072

EXEMPT TRANSACTION from an individual to a limited liability company under Iowa Code 428A.2(15).*

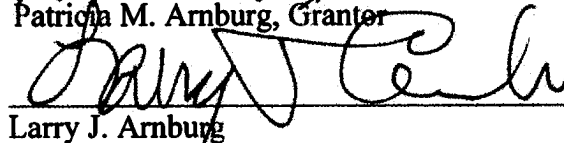
The grantor hereby covenants with grantees, and successors in interest, that she holds the real estate by title in fee simple; that she has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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, according to the context.

Dated: July 22, 2022 9:55 a.m.,



Patricia M. Arnburg, Grantor

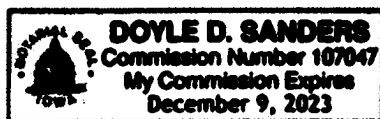



Larry J. Arnburg

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 22, 2022, by Patricia M. Arnburg and Larry J. Arnburg.

(seal)





Signature of Notary Public