



Document 2022 2530

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Rec Amt \$7.00 Aud Amt \$5.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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, Janssen Properties, LLC, an Iowa Limited Liability Company _____ do hereby Convey to Home Source Realty, 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

NOTE This deed is exempt according to Iowa Code 428A.2(21)

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 23, 2022

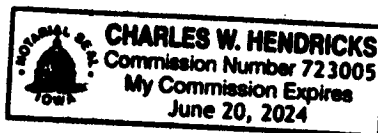
Janssen Properties, LLC (Grantor)

_____ (Grantor)

BY: Adam Janssen, Member-Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on August 23, 2022, by Adam Janssen as Member-Manager of Janssen Properties, LLC



Signature of Notary Public