



Document 2022 2538

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Date 8/26/2022 Time 12:50:28PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$930.40

Rev Stamp# 325 DOV# 317

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$582,000

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230 Winterset, IA 50273, Phone: 515-462-3731

**Taxpayer Information:** Rebecca Arellano and Calvin Arellano, 2787 140th Street, Van Meter, IA 50261

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, IA 50273

**Grantors:** Duncan Construction, LLC

**Grantees:** Rebecca Arellano and Calvin Arellano

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Five Hundred Eighty-Two Thousand Dollar(s) and other valuable consideration, Duncan Construction, LLC, a Limited Liability Company organized and existing under the laws of Iowa, does hereby Convey to Rebecca Arellano and Calvin Arellano, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Three (3) of Valyria Plat 1, a subdivision located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa.

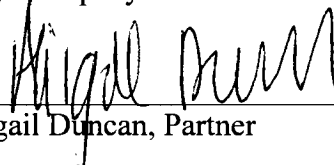


The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated;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

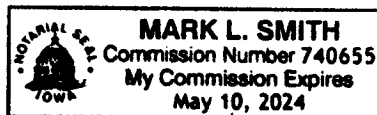
Dated: 8/25/2022.


Duncan Construction, LLC, an Iowa Limited Liability Company

By   
Abigail Duncan, Partner

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/25/2022,  
by Abigail Duncan, as Partner, of Duncan Construction, LLC a Limited Liability Company.



  
Signature of Notary Public