



Document 2022 2915

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Date 10/06/2022 Time 1:00:25PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$639.20

Rev Stamp# 381 DOV# 373

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

***400,000**

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Clanton Creek Land Improvement, Inc., 3094 Pheasant Run Trail, Peru, Iowa 50222

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Travis Egli and Julie Egli, a married couple** (the "Grantors"), do hereby convey to **Clanton Creek Land Improvement, Inc., an Iowa Corporation** (the "Grantee"), the following described real estate:

Lots Five (5), Six (6), Seven (7) and Eight (8), AND Beginning at the southeast corner of Lot Six (6), thence East ten (10) feet to the Southwest corner of Lot Seven (7), thence Northerly for a distance of 132 feet to the Northwest corner of Lot Seven (7), thence West 10 feet to the Northeast corner of Lot Six (6), thence Southerly 132 feet to the Point of Beginning, also described as the South Half (S ½) of the public alley running North and South through Block Nine (9), all in Block Nine (9), Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa; AND Lots Three (3) and Four (4), and all that part of the alley running North and South and lying East of, and adjacent to, Lot Four (4) in Block Ten (10) Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa.



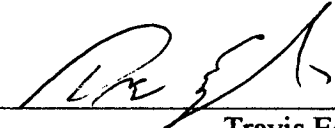
Subject to all covenants, restrictions and easements of record.

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.

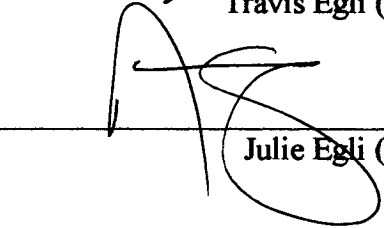
Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 the 6 day of October, 2022.



Travis Egli (Grantor)



Julie Egli (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on October 6th, 2022, by Travis Egli and Julie Egli.



Notary Public

