

BK: 2022 PG: 3660
Recorded: 12/16/2022 at 8:11:46.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$8.09
Combined Fee: \$20.09
Revenue Tax: \$260.80
LISA SMITH RECORDER
Madison County, Iowa

INSTRUMENT PREPARED BY:	Jonathon L. Schroeder, 1601 Golden Aspen Drive, Ste 108, Ames, IA 50010; (515) 242-8972
RETURN TO:	Johnson's Custom Wood Interiors, Inc. - 2783 Truro Road, St. Charles, IA 50240
MAIL TAX STATEMENT TO:	Johnson's Custom Wood Interiors, Inc. - 2783 Truro Road, St. Charles, IA 50240

WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That **DD JOHNSON PROPERTIES, LLC**, an Iowa limited liability company (the "Grantor"), for valuable consideration, conveys unto **JOHNSON'S CUSTOM WOOD INTERIORS, INC.**, an Iowa corporation (the "Grantee"), the real property situated in Madison County, Iowa, described as follows:

Lot 5 in Block 1 of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.

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.

The undersigned Grantor covenants with the above named Grantee and successors in interest that Grantor holds the real property by title in fee simple; that they have good and lawful authority to sell and convey the same; that this conveyance is executed in the usual course of business; that the real property is free and clear of all liens and encumbrances whatsoever except as may be above stated; and the Grantor covenants to warrant and defend the real property against the lawful claims of all persons whomsoever, except as may be above stated.

Dated this 9 day of December, 2022.

DD JOHNSON PROPERTIES, LLC, an Iowa limited liability company, Grantor

By: [Signature]
Dan Johnson, Member and Manager

[Signature]
Danielle Johnson, Member and Manager

STATE OF IOWA, Warren COUNTY, SS:

This record was acknowledged before me on this 9th day of December, 2022, by Dan Johnson and Danielle Johnson, Members and Managers of DD Johnson Properties, LLC, an Iowa limited liability company.

[Signature]
Notary Public in and for said State

