



Document 2022 461

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Date 2/14/2022 Time 12:18:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$214.40

Rev Stamp# 51 DOV# 47

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

134,400

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (0687ROGI)

✓

Return To: Christopher Roberts, 602 W Hutchings St, Winterset, IA 50273

Taxpayer Information: Christopher Roberts, 602 W Hutchings St, Winterset, IA 50273

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **MBV PROPERTIES, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Christopher Roberts and Mariah Roberts, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "P" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2022, Page 305 on January 31, 2022, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 2-11-22

MBV PROPERTIES, LLC, an Iowa Limited Liability Company

By: Matt Bengtson

Matt Bengtson
Printed Name

President / Member
Title

STATE OF Iowa)
) ss:
COUNTY OF Warren)

This record was acknowledged before me on 2-11-22 by Matt Bengtson as President of MBV PROPERTIES, LLC, an Iowa Limited Liability Company

Kari Miller
Notary Public in and for said State

