

BK: 2023 PG: 1405
Recorded: 6/19/2023 at 9:40:22.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$66.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$42,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information (name, address, and phone number)

Sheridan C. DeJong
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
(515) 242-2400

Taxpayer Information:

ROK Walnut, LLC
2369 Bevington Park Road
St. Charles, IA 50240

Return Document To:

Sheridan C. DeJong
666 Grand Avenue, Suite 2000
Des Moines, IA 50309

Grantors: The Estate of Peggy Jean McAllister

Grantees: ROK Walnut, LLC

Legal Description: See Page 2

Document or Instrument number of previously recorded documents: N/A



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF PEGGY JEAN
McALLISTER, deceased,

now pending in the Iowa District Court in and for Madison County Probate No. ESPR013250

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys to ROK Walnut, LLC, the following described real estate in Madison County, Iowa:

Lot One (1) in Block One (1) of Joel'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.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

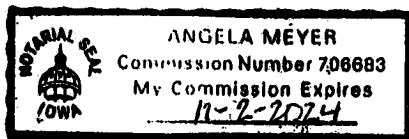
Dated: June 15, 2023.

ESTATE OF PEGGY JEAN McALLISTER

By: Verle W. Norris
Verle W. Norris, Administrator

STATE OF IOWA, COUNTY OF WAYNE

This record was acknowledged before me on June 15, 2023, by Verle W. Norris, as Administrator of the Estate of Peggy Jean McAllister.



Angela Meyer
Signature of Notary Public