

BK: 2023 PG: 1493
Recorded: 6/29/2023 at 8:18:05.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$821.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2772RTE)
Return To: Janelle Van Ballegooyen and Bryon Van Ballegooyen, 3139 Cumming Rd., CUMMING, IA 50061
Taxpayer: Janelle Van Ballegooyen and Bryon Van Ballegooyen, 3139 Cumming Rd., CUMMING, IA 50061

WARRANTY DEED

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

Parcel "B", a part of Parcel "A", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.683 acres, as shown in Plat of Survey filed in Book 2005, Page 3139 on July 8, 2005, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel H being a part of the Northeast 1/4 of the Southwest Quarter of Section 22, Township 77 North, Range 26 West of the 5th P.M., as shown on the Plat of Survey filed in Book 2022, Page 3201 on November 3, 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: 6/20/23

Beschen Enterprises, LLC, an Iowa
Limited Liability Company

By: *Thomas Beschen*
Thomas Beschen, Member

STATE OF Iowa)
)ss:
COUNTY OF Madison)

This record was acknowledged before me on June 28, 2023, by Thomas Beschen, as Member of Beschen Enterprises, LLC, an Iowa Limited Liability Company.

Molly J. Myers
Notary Public in and for said State

