



Document 2023 1753

Book 2023 Page 1753 Type 03 001 Pages 3

Date 7/28/2023 Time 11:13:05AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$396.00

ANNO

Rev Stamp# 240 DOV# 241

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$248,000⁰⁰

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone: 5154623731

CASH 141300 MISC

Taxpayer Information: Andrew Baskin, 220 NW 8th St., Earlham, IA 50072

Return Document To: Andrew Baskin, 220 NW 8th St. Earlham, IA 50072

Grantors: GPG II, LLC

Grantees: Andrew Baskin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Two Hundred Forty-Eight Thousand Dollar(s) and other valuable consideration, GPG II, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Andrew Baskin, a married man, the following described real estate in Madison County, Iowa:

Parcel "E" located in the North Half (1/2) of the Northwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the P.M., Madison County, Iowa, containing 22.00 acres, as shown in Plat of Survey filed in Book 2022, Page 759 on March 14, 2022, in the Office of the Recorder of Madison County, Iowa.



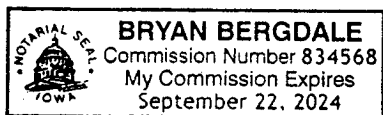
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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, according to the context.

Dated: 7/25/2023

GPG II, LLC, an Iowa limited liability company

By [Signature]
Kolt Kiburz, Member-Manager



By [Signature]
John Reburn, Member-Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on July 25, 2023, by Kolt Kiburz, as Member-Manager, of GPG II, LLC, a limited liability company.

[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on July 25, 2023,
by John Reburn, as Member-Manager, of GPG II, LLC, a limited liability company.

Bryan Bergdale
Signature of Notary Public

