



Document 2023 2011

Book 2023 Page 2011 Type 03 001 Pages 2

Date 8/24/2023 Time 12:12:06PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$167.20 ANNO

Rev Stamp# 287 DOV# 287 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 105,000⁰⁰

Preparer: Jason R. Sandegren, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (5306CB)

Return To: M.A.G. Properties, LLC, 2403 300th St, Peru, IA 50222

Taxpayer Information: M.A.G. Properties, LLC, 2403 300th St, Peru, IA 50222

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Flex Storage, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to **M.A.G. Properties, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa, the following described real estate:

Lot Three (3) of Mandolfo Addition, Plat No. 1, City of Winterset, Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

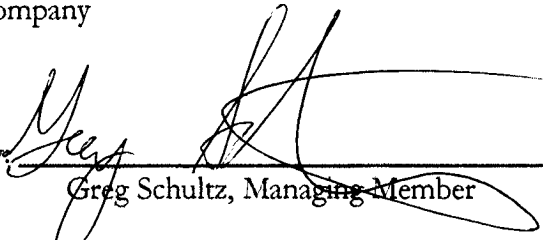
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The 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: 8-21-2023

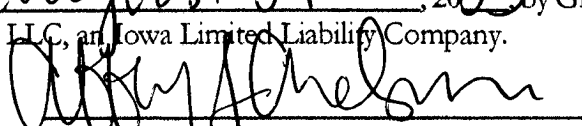
Flex Storage, LLC, an Iowa Limited Liability Company

By: 
Greg Schultz, Managing Member

STATE OF Iowa
COUNTY OF Polk

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This record was acknowledged before me on August 21, 2023 by Greg Schultz, as Managing Member of Flex Storage, LLC, LLC, an Iowa Limited Liability Company.


Notary Public in and for said State

