



Document 2023 2055

Book 2023 Page 2055 Type 03 001 Pages 3

Date 8/29/2023 Time 8:58:45AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

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SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Phone: 515-697-4282

Taxpayer Information: TBI Enterprises, LLC, 1968 105th Street, Earlham, IA 50072

E ✓ Return Document To: Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors: Carl Tessmer & Sara Tessmer

Grantees: TBI Enterprises, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Carl Tessmer and Sara Tessmer, husband and wife, do hereby convey to TBI Enterprises, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "D" of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section 23, Township 77 North, Range 28 West of the 5th P.M, Madison County, Iowa (Plat of Survey recorded in Book 2023 Page 1892)

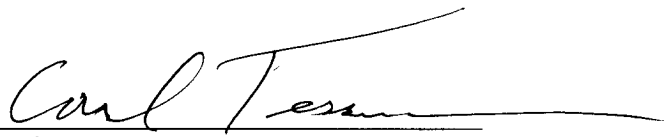
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

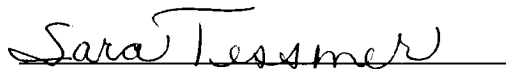
*This transfer is exempt from transfer tax due to consideration being less than \$500. Iowa Code 428A.2(21)

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

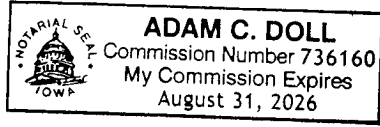
Dated: August 23, 2023.


Carl Tessmer, Grantor


Sara Tessmer, Grantor

STATE OF IOWA, COUNTY OF DALLAS

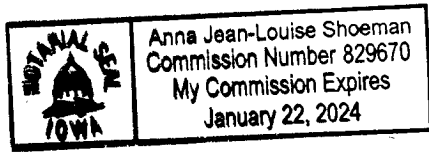
This record was acknowledged before me on August 23, 2023,
by Carl Tessmer.



AD
Signature of Notary Public

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on August 23, 2023,
by Sara Tessmer.



Anna Shoeman
Signature of Notary Public