

BK: 2023 PG: 2066
Recorded: 8/30/2023 at 10:20:12.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$199.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: JEM Property Recovery, LLC, 3157 Farnam Street, Suite 7104MB7200, Omaha, NE 68131

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912



WARRANTY DEED

For the consideration of -----One Hundred Twenty-Five Thousand----- Dollar(s) and other valuable consideration, Edward England, a Single Person, does hereby Convey to JEM Property Recovery, LLC the following described real estate in Madison County, Iowa:

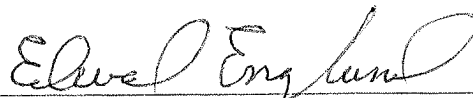
Lots Five (5) and Six (6) in Block Sixteen (16) of Jones Addition to the Town of Winterset in Madison County, Iowa.

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.

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants 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: July 20, 2023.


Edward England, Grantor

STATE OF ILLINOIS, COUNTY OF DePage

This record was acknowledged before me on July 20, 2023 by Edward England.

Roxann Salinas
Signature of Notary Public

