



Document 2023 2264

Book 2023 Page 2264 Type 03 001 Pages 1

Date 9/18/2023 Time 11:59:52AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$172.00

ANNO

Rev Stamp# 328 DOV# 326

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 108,000<sup>00</sup>

**Return Document To:** George J. Jaegers, 2100 NW Gabus Dr, Grimes, IA 50111  
**Preparer Information:** Matthew D. Kern, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266,  
Phone: (515) 283-1801  
**Address Tax Statement:** George J. Jaegers, 2100 NW Gabus Dr, Grimes, IA 50111

MDK684

1/1

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Earth Genix, LLC**, do hereby Convey to **George J. Jaegers and Bridget L. Jaegers, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

**Parcel "M" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.02 acres, as shown on Plat of Survey filed in Book 2021, Page 3933 on September 20, 2021, in the Office of the Recorder of 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.

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 this 15<sup>th</sup> day of September, 2023

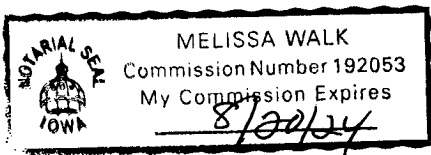
**Earth Genix, LLC**

By: \_\_\_\_\_

**Andrew Baskin, Manager**

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 15<sup>th</sup> day of September, 2023, by **Andrew Baskin, Manager, Earth Genix, LLC**



\_\_\_\_\_  
Signature of Notary Public