



Document 2023 2494

Book 2023 Page 2494 Type 03 001 Pages 2  
Date 10/10/2023 Time 1:02:36PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$434.40  
Rev Stamp# 356 DOV# 355  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$272,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

$\frac{1}{2}$

ESB143754

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

**Taxpayer Information:** Michael J. Frank, 1102 Elmwood Ln., Earlham, IA 50072

**Return Document To:** Adam Doll, 1009 Main Street, Adel, IA 50003-1454

**Grantors:** TBI Enterprises, LLC

**Grantees:** Michael J. Frank

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, TBI Enterprises, LLC, an Iowa limited liability company does hereby Convey to Michael J. Frank the following described real estate in Madison County, Iowa:

Lot Three (3) of Quinn's Gate Subdivision, located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.



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: 10-9-2023

[Signature]
TBI Enterprises, LLC, by
Isaac Tessmer as its Manager

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on October 9, 2023 by Isaac Tessmer as Manager of TBI Enterprises, LLC.

[Signature]
Signature of Notary Public

