

Book 2023 Page 2552 Type 03 001 Pages 2 Date 10/18/2023 Time 10:40:18AM Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$375.20 Rev Stamp# 365 DOV# 364

ANNO SCAN

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

\$235000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2154ROGI)

Return To: Terry Geerdes, Lot 1 North Branch Estates, Hwy 169, Winterset, IA 50273-5535-147 Street, Urbandale, IA 50343

Taxpayer Information: Terry Geerdes, Lot 1 North Branch Estates, Hwy 169, Winterset, 55.35-147th Street, Urbandale,

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, BK North Branch Land, LLC, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to Terry Geerdes and Darcy Geerdes, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) of North Branch Estates, located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventyseven (77) North, Range Twenty-eight (28) West of the 5th P.M., 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:	10 (16 (23	
		BK North Branch Land, LLC, an Iowa Limited Liability Company
		Ву:
		AT Kowles Printed Name
		Menber. Title
STATE OF	Towk)	
Ks Kank	ord was acknowledged before me or as I Liability Company	of BK North Branch Land, LLC,
	Matthew M. Hurn Commission Number 199050 My Commission Expires October 21, 2025	Notary Public in and for said State