



Document 2023 2737

Book 2023 Page 2737 Type 03 001 Pages 2

Date 11/07/2023 Time 11:37:21AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$159.20 ANNO

Rev Stamp# 394 DOV# 393 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$100,000

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Thomas J. Thorpe, PO Box 220, Adel, IA 50003

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

Grantors: TBI Enterprises, LLC

Grantees: Thomas J. Thorpe

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 Thomas J. Thorpe the following described real estate in Madison County, Iowa:

Lot One (1) in 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.

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.

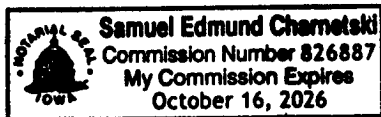
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Nov. 3, 2023

Isaac Tessmer
TBI Enterprises, LLC, by
Isaac Tessmer as its Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on November 3, 2023 by Isaac Tessmer as Manager of TBI Enterprises, LLC.



[Signature]
Signature of Notary Public