

BK: 2023 PG: 3073  
Recorded: 12/15/2023 at 2:25:26.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$255.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$160,000.00**

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**Prepared By:** Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2101BHGREG)  
**Return To:** MDBD, LLC, 300 S Atkinson Street, Truro, Iowa 50257  
**Taxpayer Information:** MDBD, LLC, 300 S Atkinson Street, Truro, Iowa 50257

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Excel Properties, LLC, an Iowa Limited Liability Company**, does hereby convey to **MDBD, LLC, an Iowa Limited Liability Company**, the following described real estate in **Madison** County, Iowa:

**The North 66 feet of Lot Seven (7) in Block One (1) of ATKINSON'S FIRST ADDITION to the Town of Truro, Madison County, Iowa.**

**Subject to all easements, covenants and restrictions 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.**

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: 12-14-23

EXCEL PROPERTIES, LLC

by [Signature]  
Ben White, Member/Manager

STATE OF Iowa )  
COUNTY OF Dallas ) SS:

This record was acknowledged before me this 14th day of December 2023,  
by **Ben White as Member/Manager of Excel Properties, LLC, an Iowa Limited Liability Company.**

[Signature]  
Notary Public in and for said State

