



Document 2023 684

Book 2023 Page 684 Type 03 001 Pages 2

Date 4/07/2023 Time 12:41:07PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$767.20

Rev Stamp# 82 DOV# 83

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$480,000.00

Preparer: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801

Return To: Sara Grant, 8413 Ridgemoor Dr., Urbandale, IA 50322

Taxpayer Information: Sara Grant, 8413 Ridgemoor Dr., Urbandale, IA 50322

21837475

(500ROGP)

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **BK North Branch Land, LLC**, an Iowa Limited Liability Company organized and existing under the laws of the State of Iowa, does hereby convey to **Sara Grant**, the following described real estate in **Madison County**, Iowa:

**Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 24.00 acres, as shown in Plat of Survey filed in Book 2023, Page 582 on March 23, 2023, in the Office of the Recorder of Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.




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.

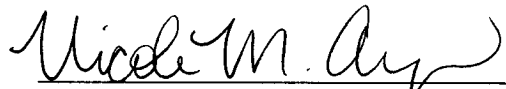
Dated: 4-5-2023.

**BK North Branch Land, LLC**

By:   
Matthew Bengston, Member/Manager

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me this 5<sup>th</sup> day of April,  
2023, by Matthew Bengston as Member/Manager of **BK North Branch Land, LLC**.

  
Notary Public in and for said State

