

BK: 2023 PG: 907
Recorded: 5/2/2023 at 8:19:34.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$999.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$625,000.00

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

MBV Properties, LLC
20 Vine Street, P.O. Box 547
Carlisle, Iowa 50047

Return Document To:

MBV Properties, LLC
P.O. Box 547
Carlisle, Iowa 50047

Grantors:

David J. Elgin
Gayle S. Elgin

Grantees:

MBV Properties, LLC

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$625,000.00 and no/100ths----- Dollars and other valuable consideration, **DAVID J. ELGIN and GAYLE S. ELGIN also known as Gayle Elgin, husband and wife**, do hereby convey to: **MBV PROPERTIES, LLC**, the following described real estate in Madison County, Iowa:

The Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa **AND** a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) which is 277.5 feet West of the Southeast corner of said Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence East 277.5 feet to the Southeast corner of said Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence North to the Point of Beginning.

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.

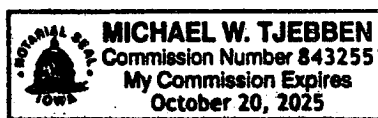
Dated: 4-28, 2023.

David J. Elgin
David J. Elgin

Gayle S. Elgin
Gayle S. Elgin also known as
Gayle Elgin

STATE OF IOWA, COUNTY OF POLK ss:

This record was acknowledged before me on April 28, 2023 by David J. Elgin and Gayle S. Elgin also known as Gayle Elgin, husband and wife.




Notary Public