

\$82,000.00

BK: 2024 PG: 1061
Recorded: 5/16/2024 at 10:20:44.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$130.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Boal Investments, LLC, 1415 28th Street, Suite 160, West Des Moines, Iowa 50266

Grantor/Affiant: Jeremiah J. Johnson and Shelby A. Magnani

Grantee: Boal Investments, LLC

For the consideration of One Dollar(s) and other valuable consideration, Jeremiah J. Johnson, a single person and Shelby A. Magnani and Jarvis Aaron Kennebeck, a married couple, do hereby Convey to Boal Investments, LLC, the following described real estate:

The North Half of Lots 1 and 2 in Block 5 of the Original Town Plat of Truro (formerly called Ego), in 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.

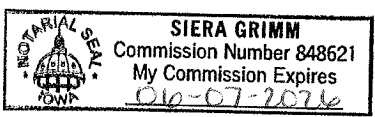
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

[Signatures and Acknowledgement on Page 2 and 3]

Jeremiah Johnson 5-14-24
Jeremiah J. Johnson (DATE)

STATE OF IOWA, COUNTY OF Clarke

This record was acknowledged before me this 14 day of May, 20 24, by Jeremiah J. Johnson.



Siera Grimm
Signature of Notary Public

Shelby Magnani 5/14/24
(DATE)

Jarvis Aaron Kennebeck 5-14-24
(DATE)

STATE OF IOWA, COUNTY OF Clarke

This record was acknowledged before me this 14 day of May, 2024, by Shelby Magnani and Jarvis Aaron Kennebeck.



Siera Grimm
Signature of Notary Public