

\$180,000.00

BK: 2024 PG: 1234
Recorded: 6/4/2024 at 3:42:55.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

Taxpayer Information: McCartney Trim Corporation, 22351 360th Street, DeSoto, IA 50069

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa
50265

Grantors: Steven T. Genovese and Kristen Genovese

Grantees: McCartney Trim Corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven T. Genovese and Kristen Genovese, husband and wife, does hereby Convey to McCartney Trim Corporation, a corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "F" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (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, containing 10.01 acres, as shown in Plat of Survey filed in Book 2023, Page 1236 on June 2, 2023, in the Office of the Recorder of 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.

Subject to easements, restrictions and encumbrances of record.

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.

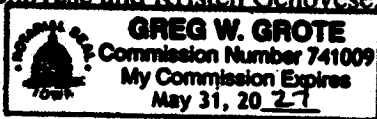
Dated: 6/4/2024

[Signature]
Steven T. Genovese ~~Kristen Genovese~~, Grantor

[Signature]
Kristen Genovese, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 6/4/2024 by Steven T. Genovese and Kristen Genovese, husband and wife.



[Signature]
Signature of Notary Public