

\$415,000.00

BK: 2024 PG: 1474
Recorded: 6/25/2024 at 2:38:36.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$663.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Preparer Information:

Christine B. Long
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Phone: (515) 242-2491

Taxpayer Information:

Sarah Boese
3268 Valleyview Avenue
Truro, IA 50257

Return Document To:

Christine B. Long
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309

Grantor:

Robin Sobotka

Grantee:

Sarah Boese

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2023, Page 2434

WARRANTY DEED

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration, Robin Sobotka, a single person, does hereby convey to Sarah Boese*, all of her right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

Parcel "C" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M. Madison County, Iowa, containing 11.00 acres, as shown in Amended Plat of Survey filed in Book 2023, Page 2298 on September 20, 2023, in the Office of the Recorder of Madison County, Iowa.

(Locally known as 3268 Valleyview Avenue, Truro, IA 50257).

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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 this 19th day of June, 2024.

Robin Sobotka
Robin Sobotka (Grantor)

STATE OF IOWA)
) ss:
COUNTY OF Madison

This record was acknowledged before me this 19th day of June, 2024, by Robin Sobotka.

Rachel Eller
Notary Public

