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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

~~Return~~ **To:** Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: Gary Crabbs, 1734 – 105th Street, Earlham, Iowa 50072
Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

1
For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, **ASSOCIATED GRADING & EXCAVATING, LLC** an Iowa limited liability company organized under the laws of the State of Iowa, does hereby Convey to **GARY CRABBS** the following described real estate in Madison County, Iowa:

Lots Four (4) and Five (5) in Block Nine (9) of the Original Town of Earlham, Madison County, Iowa.

And



The West Half (W½) of the following described tract located in the Chicago, Rock Island and Pacific Railroad Company's right of way in the Southwest Quarter (SW¼) of Section 6, Township 77 North, Range 28 West of the 5th P.M., in the Town or Earlham, Madison County, Iowa: Beginning at the point of intersection of the northerly line of said station grounds with the east line of Locust Street; thence southerly along said east line 105 feet, more or less, to a line being 50 feet northerly of and parallel with the centerline of said Railroad Company's main track; thence easterly along said parallel line 320 feet, more or less, to the west line of Chestnut Street; thence northerly along said west line 105 feet, more or less, to the northerly line of said station grounds; thence westerly 320 feet, more or less, to the point of beginning.

And

The West Half (W½) of Lots Six (6), Seven (7), and Eight (8) in Block Four (4) of the Original Town of Earlham, Madison County, Iowa.



This is a deed between a family limited liability company and its sole member for the purpose of transferring real property from the limited liability company to its

sole member; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(15), Code of Iowa.

(21) m

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, according to the context.

Dated: June 24, 2024.

ASSOCIATED GRADING & EXCAVATING, LLC
an Iowa limited liability company

By Gary Crabbs
Gary Crabbs, Sole Member

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on June 24, 2024, by Gary Crabbs as Sole Member of Associated Grading & Excavating, LLC.

Samuel H. Braland
Signature of Notary Public

