

**\$260,000.00**

**BK: 2024 PG: 1567**

**Recorded: 7/3/2024 at 8:21:14.0 AM**

**Pages 2**

**County Recording Fee: \$17.00**

**Iowa E-Filing Fee: \$3.00**

**Combined Fee: \$20.00**

**Revenue Tax: \$415.20**

**BRANDY L. MACUMBER, RECORDER**

**Madison County, Iowa**

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**Preparer:** Danielle Guisinger, 1055 Jordan Creek Pkwy Ste 218, West Des Moines, IA 50266 5158649370

**Return To:** Samuel Hobson, 1115 Prairieview Ave., Van Meter, IA 50261

**Taxpayer Information:** Samuel Hobson, 1115 Prairieview Ave., Van Meter, IA 50261

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **IPE1031 REV513, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey an undivided 50% interest to the Samuel L. Hobson Trust and an undivided 50% interest to the Janet S. Hobson Trust, the following described real estate:

**Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.50 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

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.

