



Document 2024 1681

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 236 DOV# 234

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$215,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2817ROGI)

Return To: Kevin Corwin, 90 SE Waddell Way, Waukee, Iowa 50263

Taxpayer Information: Kevin Corwin, 90 SE Waddell Way, Waukee, Iowa 50263

$\frac{1}{1}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **MBV Properties, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Kevin Corwin**, the following described real estate:

Lot Three (3) of Hogback Bridge Acres, located in the South Half (1/2) 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.



Subject to all covenants, restrictions and easements of record.

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.

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, and as masculine or feminine gender, according to the context.

Dated: July 11, 2024

MBV Properties, LLC, an Iowa Limited Liability Company

By: *Matt Bengtson*

Matt Bengtson
Printed Name

Manager / Member
Title

STATE OF Iowa)
) ss:
COUNTY OF Wasson)

This record was acknowledged before me on July 11, 2024 by Matt Bengtson as manager of MBV Properties, LLC, an Iowa Limited Liability Company



Lori K Gongwer
Notary Public in and for said State