

\$219,900.00

BK: 2024 PG: 1689

Recorded: 7/16/2024 at 10:13:49.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$351.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2783ROGI)

Return To: Ben Erickson, 26371 U.S. 98, Elberta AL, 36530-2877

Taxpayer Information: Ben Erickson, ~~26371 U.S. 98, Elberta AL, 36530-2877~~ 610 2nd Ave., Bagley IA 50026

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 **Ben Erickson and Megan Erickson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) 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

