

BK: 2024 PG: 1719  
Recorded: 7/18/2024 at 1:29:30.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED**  
Recorder's Cover Sheet

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

**Taxpayer Information:**

Marquis Investments LLC  
P.O. Box 337  
Earlham, Iowa 50072

**Return Document To:**

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantor:**

Randall C. Lillie  
Dianna M. Lillie

**Grantee:**

Marquis Investments LLC

**Legal Description:** See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, RANDALL C. LILLIE and DIANNA M. LILLIE, husband and wife, do hereby convey to: MARQUIS INVESTMENTS LLC the following described real estate in Madison County, Iowa:

Parcel "T" being a part of Outlot 3 in Outlots to Academy Addition, an Official Plat in the City of Earlham, Madison County, Iowa, as shown by Plat of Survey recorded on July 17, 2024, in Book 2024, Page 1707, in the Office of the Recorder of Madison County, Iowa.

Monetary consideration is less than \$500.00; 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(21), Code of Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

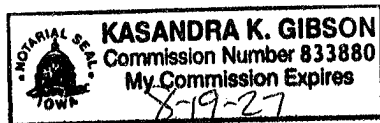
Dated: July 18, 2024.

[Signature of Randall C. Lillie]
Randall C. Lillie

[Signature of Dianna M. Lillie]
Dianna M. Lillie

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on July 18, 2024 by Randall C. Lillie and Dianna M. Lillie.



[Signature of Kasandra K. Gibson]
Notary Public