

\$259,572.00

BK: 2024 PG: 2048
Recorded: 8/23/2024 at 8:16:15.0 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

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone: 5154623731

Taxpayer Information: Amanda Linn and Seth Van Steenwyk, 2827 Rustic Ave, Peru, IA 50222

Return Document To: Amanda Linn Van Steenwyk, 2827 Rustic Ave, Peru, IA 50222

Grantors: Land Concepts, LLC

Grantees: Amanda Linn Van Steenwyk and Seth Van Steenwyk

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Two Hundred Fifty-Nine Thousand Five Hundred Seventy-Two Dollar(s) and other valuable consideration, Land Concepts, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Amanda Linn Van Steenwyk and Seth Van Steenwyk, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

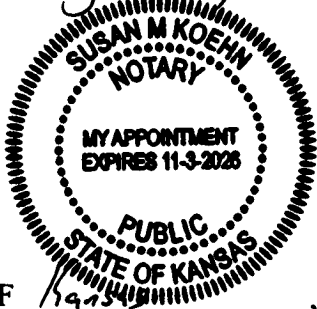
Parcel "E" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 26.765 acres, as shown in Plat of Survey filed in Book 2022, Page 2451 on August 17, 2022, in the Office of the Recorder of Madison County, Iowa.

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 Corporation 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: August 15, 2024.



Land Concepts, LLC, an Iowa limited liability company

By [Signature]
Quinn Kendrick, Authorized Signer

STATE OF Kansas, COUNTY OF Saline

This record was acknowledged before me on August 15, 2024, by Quinn Kendrick, as an Authorized Signer for Land Concepts, LLC a limited liability company.

[Signature]
Signature of Notary Public