

\$75,000.00

BK: 2024 PG: 2072
Recorded: 8/26/2024 at 12:36:08.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$5.54
Combined Fee: \$22.54
Revenue Tax: \$119.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

Taxpayer Information: Jennifer M. Porter, 2433 Meadow Valley Court, Winterset, IA 50273

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa
50265

Grantors: BARAD DEVELOPMENT INC.

Grantees: Jennifer M. Porter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, BARAD DEVELOPMENT INC., a corporation organized and existing under the laws of Iowa, does hereby Convey to Jennifer M. Porter, a married person, the following described real estate in Madison County, Iowa:

Lots Three (3), Seven (7), and Fourteen (14) of Fox Bend Plat 1, an Official Plat, now included in and forming a part of the City of Patterson, 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.


Subject to easement, restrictions and encumbrances 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.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

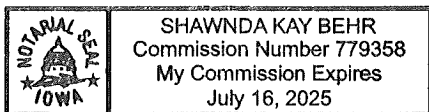
Dated: 8/26/24

BARAD DEVELOPMENT INC., an Iowa corporation

By 
Oliver Bardwell, President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on August 26, 2024, by Oliver Bardwell, as President, of BARAD DEVELOPMENT INC. an Iowa corporation.




Signature of Notary Public