

\$150,000.00

BK: 2024 PG: 2074
Recorded: 8/26/2024 at 1:16:07.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Scott Riemenschneider AT0006626,
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC,
4200 University Ave, Ste 424, West Des Moines, IA 50266, Phone: 515-327-1000

Taxpayer Information:

Travis W. Herman and Emily E. Herman
1038 Kiowa Ave, Earlham, IA 50072

Return Document To: (name and complete address)

Scott Riemenschneider AT0006626,
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC,
4200 University Ave, Ste 424, West Des Moines, IA 50266

Grantors:

LazCo., L.L.C.

Grantees:

Travis W. Herman and Emily E. Herman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, LazCo., L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Travis W. Herman and Emily E. Herman, 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:

A parcel of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.04 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 186 on March 7, 1990, in the office of the Recorder of Madison County, Iowa.

Locally known as: 1038 Kiowa Avenue, Earlham

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: 8-22, 2024.

LazCo., L.L.C., an Iowa limited liability company

By John Lazdins - member
John Lazdins, Member-Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 8/22, 2024, by John Lazdins, as Member-Manager of LazCo., L.L.C., a limited liability company.



[Signature]
Signature of Notary Public