



Document 2024 2115

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Date 8/30/2024 Time 1:04:41PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$215.20 ANNO

Rev Stamp# 301 DOV# 296 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$135,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹
Taxpayer Information: Jabby, LLC, 1317 47th Street, Des Moines, IA 50311

^E
Return Document To: Jabby, LLC, 1317 47th Street, Des Moines, IA 50311

Grantors: Merrill Schutz and Connie Schutz

Grantees: Jabby, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Merrill Schutz and Connie Schutz, husband and wife, do hereby Convey to Jabby, LLC, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The East 24 feet of Lot Thirty-Nine of the Original Town Plat of Macksburg, 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.

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: 8-29-24



Merrill Schutz 8-29-24
Merrill Schutz, Grantor

Connie Schutz 8-29-2024
Connie Schutz, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on August 29, 2024 by Merrill Schutz and Connie Schutz.

Rachel Eller
Signature of Notary Public