



Document 2024 2118

Book 2024 Page 2118 Type 03 001 Pages 2
Date 8/30/2024 Time 1:08:56PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$599.20
Rev Stamp# 302 DOV# 297
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$375,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Batjac Properties, LLC, 558 San Diego Avenue, Hollywood, PA 19046

Return Document To: Batjac Properties, LLC, 558 San Diego Avenue, Hollywood, PA 19046

Grantors: David Thompson and Jean Thompson

Grantees: Batjac Properties, LLC


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, David Thompson and Jean Thompson, husband and wife, do hereby Convey to Batjac Properties, LLC, a limited liability company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

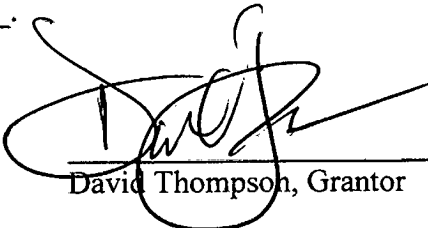
The West One-third (1/3) of Lot Eight (8) in Block Eleven (11), in the Original Town of Winterset, Madison County, Iowa. 

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.

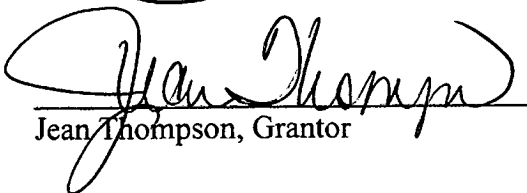
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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



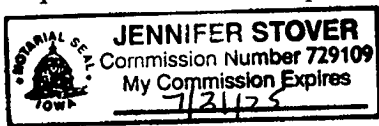
David Thompson, Grantor

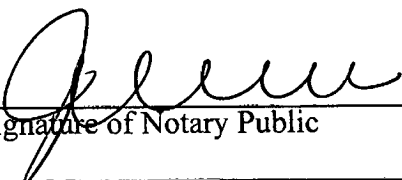


Jean Thompson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/29/24 by David Thompson and Jean Thompson.





Signature of Notary Public