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Date 1/31/2024 Time 8:02:58AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 31 DOV# 32

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$250,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: The Refuge, PO Box 15, Winterset, IA 50273

Return Document To: The Refuge, PO Box 15, Winterset, IA 50273

Grantors: TBI Enterprises, LLC

Grantees: The Refuge

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, TBI Enterprises, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to The Refuge, a corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "B", located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 1, Page 325, on May 31, 1985 in the Office of the Recorder of Madison County, Iowa.


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: January 30, 2024.

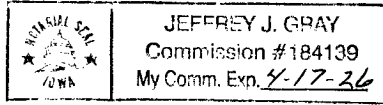
TBI Enterprises, LLC, an Iowa limited liability company

By 
Isaac Tessmer, Member-Manager

By 
Jacob Tessmer, Member-Manager

STATE OF IOWA, COUNTY OF MADISON

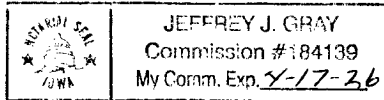
This record was acknowledged before me on January 30, 2024,
by Isaac Tessmer, as Member-Manager, of TBI Enterprises, LLC, a limited liability company.



Jeffrey J. Gray
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 30, 2024,
by Jacob Tessmer, as Member-Manager, of TBI Enterprises, LLC, a limited liability company.



Jeffrey J. Gray
Signature of Notary Public