

\$450,000.00

BK: 2024 PG: 2171
Recorded: 9/9/2024 at 8:17:50.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$719.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Joseph K. Strong, PO Box 215, Indianola, IA 50125; Phone: 515-961-2574

Taxpayer Information:

Bradley G. Lathrop, 2357 NW 162nd, Clive, IA 50325

Return Document To:

Joseph K. Strong, PO Box 215, Indianola, IA 50125; Phone: 515-961-2574

Grantors:

Pontier Properties, LLC

Grantees:

Bradley G. Lathrop

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, Pontier Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Bradley G. Lathrop, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 46.52 acres, as shown in Plat of Survey filed in Farm Plat 3, Page 74 on July 28, 1997, in the Office of the Recorder of Madison County, Iowa

Subject to easements and covenants of record

~~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.~~

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.

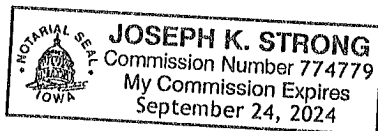
Dated: 8-20, 2024

Pontier Properties, LLC,
an Iowa limited liability company

By *Timothy F. Pontier*
Timothy F. Pontier, Member

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on 8-20, 2024 by Timothy F. Pontier, as Member, of Pontier Properties, LLC a limited liability company.



[Signature]
Signature of Notary Public