

\$190,000.00

BK: 2024 PG: 2269
Recorded: 9/17/2024 at 1:20:02.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$9.06
Combined Fee: \$31.06
Revenue Tax: \$303.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

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

Taxpayer Information: Ryan David McClanahan and Amanda Renee McClanahan, 735
Belmont Blvd, Waukee, IA 50263

Return Document To: Ryan McClanahan, 735 Belmont Blvd, Waukee, IA 50263

Grantors: Modern Asset Management, Inc.

Grantees: Ryan David McClanahan and Amanda Renee McClanahan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Hundred Ninety Thousand Dollar(s) and other valuable consideration, Modern Asset Management, Inc., a corporation organized and existing under the laws of Nevada, does hereby Convey to Ryan David McClanahan and Amanda Renee McClanahan, husband and wife, as Joint Tenants With Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "C" located in the North Half (1/2) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 23.33 acres, as shown in Plat of Survey filed in Book 2010, Page 1037 on May 6, 2010, in the Office of the Recorder of 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.

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.

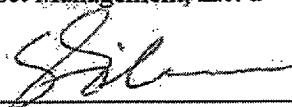
Dated: 9/10/24

Modern Asset Management, Inc., a Nevada corporation

By 
Nicholas Curry, Vice President and CFO

STATE OF NEVADA, COUNTY OF CLARK

This record was acknowledged before me on September 10th,
by Nicholas Curry, as Vice President and CFO, of Modern Asset Management, Inc. a
corporation.



Signature of Notary Public

