



Document 2024 2340

Book 2024 Page 2340 Type 03 001 Pages 2

Date 9/26/2024 Time 1:58:41PM

Rec Amt \$12.00 Aud Amt \$20.00 INDX

Rev Transfer Tax \$732.00 ANNO

Rev Stamp# 330 DOV# 324 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$457,655

Return To & Taxpayer: Focus Enterprises LLC, 6165 NW 86th Street, Johnston, IA 50131
Preparer: Jeffrey N. Bump, 222 E. Market Street, P.O. Box 127, Panora, IA 50216, Tel: 641-755-2131

JWC154485



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Kristine Lynn Jones, f/k/a Kristine Lynn Garrett, a single person, does hereby Convey to Focus Enterprises LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

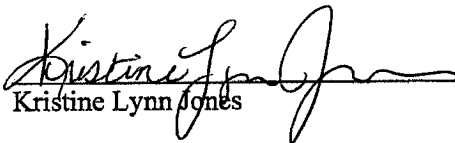
A parcel of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eight (8), ALL IN Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 8.00 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 309, on April 22, 1992, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Seven (7), and in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6), containing 3.003 acres, as shown in Plat of Survey filed in Book 2004, Page 1301, on March 26, 2004, in the Office of the Recorder of Madison County, Iowa. (C)

- There IS NOT a 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.
- There IS a 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 a groundwater hazard statement is being submitted herewith.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that she 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 grantor Covenants 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.

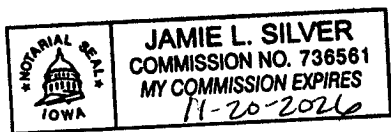
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

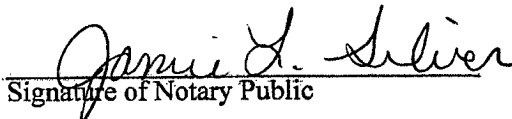
Dated: Sept 24, 2024


Kristine Lynn Jones

STATE OF IOWA, COUNTY OF POW

This record was acknowledged before me on Sept 24, 2024 by Kristine Lynn Jones, f/k/a Kristine Lynn Garrett, a single person.




Signature of Notary Public