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Date 2/15/2024 Time 12:33:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$340.80

Rev Stamp# 46 DOV# 49

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$213,500<sup>00</sup>

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (036RC)

*E* ✓ Return To: MKG Land Investments, LLC, 21231 Prairie Stream Dr., Adel, IA 50003

Taxpayer Information: MKG Land Investments, LLC, 21231 Prairie Stream Dr., Adel, IA 50003

$\frac{1}{2}$

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **William B. Garrett II and Brianne Garrett, a married couple**, do hereby Convey to **MKG Land Investments, LLC**, in the following described real estate:

**The South Twenty-six (26) acres of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-Seven (27), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;**

Subject to all covenants, restrictions and easements 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.

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.

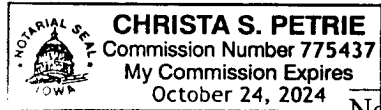
Dated: 2/13/24

*[Handwritten Signature]*  
William B. Garrett II

*Brianne Garrett*  
Brianne Garrett

STATE OF Iowa )  
COUNTY OF Polk ) SS:

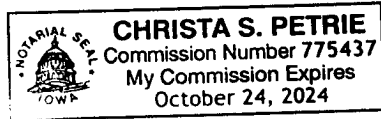
This record was acknowledged before me on 2/13/24, by William B. Garrett II.



*[Handwritten Signature]*  
Notary Public in and for said State

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This record was acknowledged before me on 2/13/24, by Brianne Garrett.



*[Handwritten Signature]*  
Notary Public in and for said State