



Document 2024 487

Book 2024 Page 487 Type 03 001 Pages 2

Date 3/06/2024 Time 12:41:28PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 60 DOV# 62

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$175,000⁰⁰

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

Preparer Information: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309, Phone: 515-246-4555

Taxpayer Information: David Larson, 1405 North B Street, Indianola, IA 50125 and Emily Larson, _____

Return Document To: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, Iowa 50309

Grantors: SLJV Holdings, LLC

Grantees: David Larson and Emily Larson

Legal Description: See Page 2

Document or instrument number of previously recorded documents: BOOK 2024 PAGE 106; BOOK 2023 PAGE 2731



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **SLJV Holdings, LLC**, a Wyoming Iowa limited liability company, does hereby Convey to **David Larson and Emily Larson**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Madison** County, Iowa:

Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.59 acres, as shown in Plat of Survey filed in Book 2023, Page 2047 on August 28, 2023, 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 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.

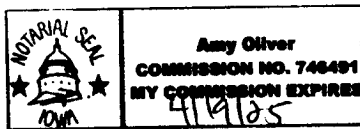
Dated: March 5, 2024.

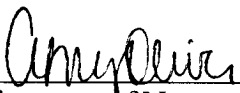
SLJV Holdings, LLC
an Iowa limited liability company

By: 
Caleb Roney, Manager

STATE OF IOWA, COUNTY OF POLK)ss:

This record was acknowledged before me on March 5, 2024, by Caleb Roney, as Manager of SLJV Holdings, LLC, an Iowa limited liability company.




Signature of Notary Public