

\$70,500.00

BK: 2024 PG: 616

Recorded: 3/22/2024 at 11:06:06.0 AM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$112.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: MyTown Homes, LLC, 1200 Valley West Drive, Suite 15, West Des
Moines, IA 50266

Return Document To: MyTown Homes, LLC, 1200 Valley West Drive, Suite 15, West Des
Moines, IA 50266

Grantors: Raw Land Advisors, LLC, d/b/a Raw Land Liquidators

Grantees: MyTown Homes, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Seventy Thousand Five Hundred Dollar(s) and other valuable consideration, Raw Land Advisors, LLC, d/b/a Raw Land Liquidators, a limited liability company organized and existing under the laws of Wyoming, does hereby Convey to MyTown Homes, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.10 acres, as shown in Plat of Survey filed Book 2012, Page 3757 on December 11, 2012, in the Office of the Recorder of Madison County, Iowa.

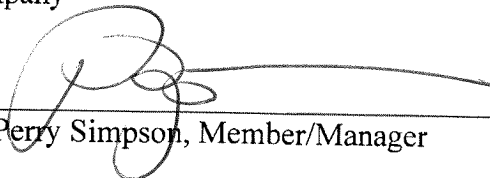
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 3/19/2024

Raw Land Advisors, LLC, d/b/a Raw Land Liquidators, a Wyoming limited liability company

By 
Perry Simpson, Member/Manager

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by Perry Simpson, as Member/Manager, of Raw Land Advisors, LLC, d/b/a Raw Land Liquidators a limited liability company.

**PLEASE SEE CA
NOTARY CERTIFICATE
ATTACHED**

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

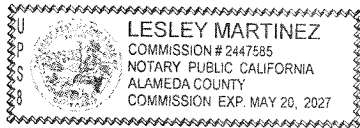
On 03/19/2024 before me, Lesley Martinez, a notary public,
Date Here Insert Name and Title of the Officer

personally appeared Perry Simpson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____