

\$137,500.00

BK: 2024 PG: 679
Recorded: 4/1/2024 at 8:32:05.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$219.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: LaAnne K Kreil, P.O Box 57056, Des Moines, IA 50317 (515) 987-5103
Return to: Marquis Investments, LLC 425 NE 6th Street, Earlham, IA 50072
Taxpayer Information: Marquis Investments, LLC 425 NE 6th Street, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dylan J. Book and Shelby Book, a married couple**, do hereby Convey to **Marquis Investments, LLC**, the following described real estate in Madison County, Iowa:

The East 180 feet of the North 51 feet of Out Lot Three (3) of Out Lots to Academy Addition to the Town of Earlham, Madison County, Iowa

Locally known as: 545 Elm Avenue SW, Earlham, IA 50072

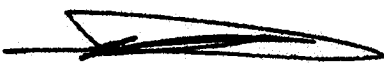
Subject to all covenants, restrictions and easements of record.

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

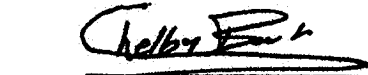
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3/1/24



Dylan J. Book




Shelby Book

STATE OF Iowa COUNTY OF Dallas

This record was acknowledged before me on 7 day of March, 2024 by Dylan J. Book and Shelby Book, a married couple.





Notary Public in and for said State

