



Document 2024 92

Book 2024 Page 92 Type 03 001 Pages 3

Date 1/11/2024 Time 12:45:09PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$64.00

Rev Stamp# 12 DOV# 10

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$40,065⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Raw Land Advisors LLC dba Raw Land Liquidators, 6550 Lucas Avenue, Oakland, CA 94611

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Timothy Rogers and LaDean Rogers

Grantees: Raw Land Advisors LLC dba Raw Land Liquidators

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty Thousand Sixty-Five Dollar(s) and other valuable consideration, Timothy Rogers and LaDean Rogers, husband and wife, do hereby Convey to Raw Land Advisors LLC dba Raw Land Liquidators, a limited liability company organized and existing under the laws of Wyoming the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) 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 in 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.

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.

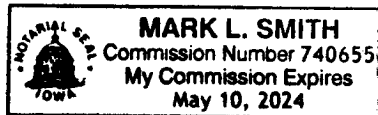
Dated: 1-8-2024

Timothy Rogers
Timothy Rogers, Grantor

LaDean Rogers
LaDean Rogers, Grantor

STATE OF IOWA, COUNTY OF Madison

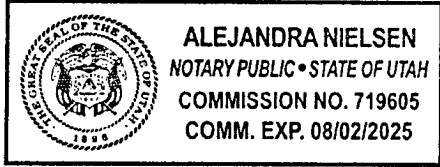
This record was acknowledged before me on 1/5/2024 by Timothy Rogers.

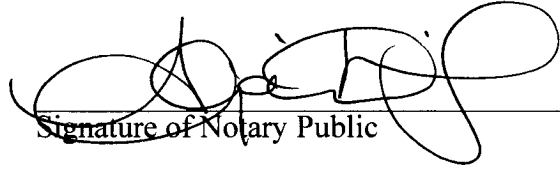


Signature of Notary Public

STATE OF Utah, COUNTY OF Weber

This record was acknowledged before me on the 8th of January 2024 by
LaDean Rogers.




Signature of Notary Public