

BK: 2025 PG: 1569
Recorded: 6/20/2025 at 10:32:08.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$623.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return Document To: Shawn Pruitt, 7018 Del Matro Avenue, Windsor Heights, IA 50324

Preparer Information: Matthew D. Kern, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266,
Phone: (515) 283-1801

Address Tax Statement: Shawn Pruitt, 7018 Del Matro Avenue, Windsor Heights, IA 50324

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Earth Genix, LLC**, do hereby Convey to **Shawn Pruitt & Jessica Pruitt, 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 North Half (1/2) of the Northwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 22.00 acres, as shown in Plat of Survey filed in Book 2022, Page 759 on March 14, 2022, 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.

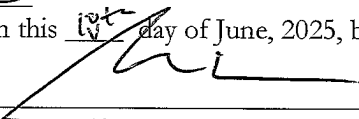
Dated this this 18th day of June, 2025

Earth Genix, LLC

By: 
Andrew Baskin, Manager

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on this 18th day of June, 2025, by Andrew Baskin,
Manager, of Earth Genix, LLC


Signature of Notary Public

