



Document 2025 1917

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 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$571.20 ANNO
 Rev Stamp# 269 DOV# 263 SCAN
 BRANDY MACUMBER, COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

\$357,183

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (3816ROGI)

Return To: Matthew Arnold and Renee E. Gillis-Arnold, 4623 NW 17th Street, Ankeny, Iowa 50023

JWC 6/4/35

Taxpayer Information: Matthew Arnold and Renee E. Gillis-Arnold, 4623 NW 17th Street, Ankeny, Iowa 50023

1/1

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **MBV Properties, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Matthew Arnold and Renee E. Gillis-Arnold, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Two (2) of Hogback Bridge Acres Plat 2 Subdivision, located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.



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.

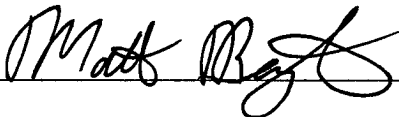
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that

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, and as masculine or feminine gender, according to the context.

Dated: 7-23-2025

MBV Properties, LLC, an Iowa Limited Liability Company


By: 

Matt Bengtson, Manager
Printed Name and Title

STATE OF Iowa)
) ss:
COUNTY OF Warren)

This record was acknowledged before me on July 23, 2025 by Matt Bengtson as Manager of MBV Properties, LLC, an Iowa Limited Liability Company.




Notary Public in and for said State