

\$80,000.00

BK: 2025 PG: 261
Recorded: 1/30/2025 at 8:06:04.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$127.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Return document to and mail tax statements to:

BOAL INVESTMENTS, LLC, 1415 – 28th Street, Suite 160, West Des Moines, Iowa 50266

File #ISS (hs)

WARRANTY DEED

Legal: **The North Half (½) of Lots Eleven (11) and Twelve (12) in Block Nine (9) of the Original Town of Truro, Madison County, Iowa**

Address: 215 South Railroad Street, Truro, Iowa 50257

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **MCLP Asset Company, Inc., by and through NewRez, LLC, D/B/A Shellpoint Mortgage Servicing, as its Attorney-in-Fact**, does hereby convey the above-described real estate to **Boal Investments, LLC, a limited liability company**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Corporation does hereby covenant with Grantee, 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 the Corporation 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.

STATE OF South Carolina)
) SS:
COUNTY OF Greenville)

On this 17th day of January, 2025,
before me the undersigned, a Notary Public in and for said
State, personally appeared

Meredith Prickett

name of person signing

to me known, and who being by me duly sworn, did say

that the person is the VP

title of person signing

of **NewRez, LLC, D/B/A Shellpoint Mortgage Servicing**;
to me known to be the identical person named in and who
executed the forgoing instrument on behalf of **MCLP
Asset Company, Inc.**; that no seal has been procured by
the corporation; and that this instrument was signed on
behalf of the corporation by authority of its Board of
Directors and the said officer acknowledged the execution
of this instrument to be the voluntary act and deed of the
corporation, by it voluntarily executed.

Manuela Ordóñez / South Carolina
Notary Public in and for said State

Dated: January 17, 2025

MCLP ASSET COMPANY, INC.

by:

NEWREZ, LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING, AS ATTORNEY-IN-FACT

by:

Meredith Prickett

Meredith Prickett, VP

PRINT NAME OF SIGNATORY

75 Beattie Place • Suite 300
Greenville, South Carolina 29601

