

BK: 2025 PG: 2744
Recorded: 10/14/2025 at 8:19:29.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$199.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Malinda Crosby and Bryan Crosby, 123 Aspen Dr NE, Bondurant, IA 50035

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

Grantors: Promise Land Co., LLC

Grantees: Malinda Crosby and Bryan Crosby

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Promise Land Co., LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Malinda Crosby and Bryan Crosby, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of HILLTOP TIMBER ESTATE SUBDIVISION, located in the South Half (½) of the Northwest Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

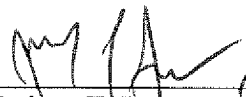
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

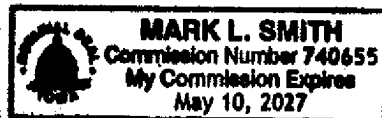
Dated: 10/8/2025

Promise Land Co., LLC, an Iowa limited liability company

By 
Robert T. Lange, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/8/2025,
by Robert T. Lange, as Member Manager, of Promise Land Co., LLC a limited liability company.




Signature of Notary Public