



Document 2021 2703

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 303 DOV# 301

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$59933

Preparer Information: (Name, address and phone number)

Samuel H. Braland, P.O. Box 370, Earlham, IA 50072, (515) 758-2267

$\frac{2}{3}$

Taxpayer Information: (Name and complete address)

Samuel B. Bahns, Sr.

Sara E. Bahns

1016 S.E. 3rd Street

Grimes, Iowa 50111

Return Document To: (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, IA 50072

Grantors:

TBI Enterprises, LLC

Grantees:

Samuel B. Bahns, Sr.

Sara E. Bahns

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED **(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of 59,933.00 and no/100ths----- Dollar(s) and other valuable consideration, TBI Enterprises, LLC,
a ~~(X)~~ limited-liability company organized and existing under the laws of Iowa does hereby Convey to Samuel B. Bahns, Sr. and Sara E. Bahns, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common,
the following described real estate in Madison County, Iowa:

An undivided two-thirds interest in and to:

Lot 2 of Sanburg Subdivision located in the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa.



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, according to the context.

Dated on June, 2021.

TBI Enterprises, LLC, a ~~(X)~~ limited-liability company

By [Signature]
Isaac Tessmer, Manager

By [Signature]
Jacob Tessmer, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June, 2021, by Isaac Tessmer and Jacob Tessmer
as Managers
of TBI Enterprises, LLC



Anna Jean-Louise Shoeman
Commission Number 829670
My Commission Expires
January 22, 2024

[Signature] 6/25/21
Signature of Notary Public