



Document 2021 2718

Book 2021 Page 2718 Type 03 001 Pages 2  
 Date 7/01/2021 Time 11:06:48AM  
 Rec Amt \$12.00 Aud Amt \$5.00  
 Rev Transfer Tax \$50.40  
 Rev Stamp# 305 DOV# 303  
 LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

INDX  
 ANNO  
 SCAN  
 CHEK

✓ **Return To:** Kellie Brose and Alan Brose, 4220 Stone Street, New Virginia, IA 50210  
**Taxpayer:** Kellie Brose and Alan Brose, 4220 Stone Street, New Virginia, IA 50210  
**Preparer:** Nicole M. Ayers, 4201 Westown Parkway, Suite 250, West Des Moines, IA 50266,  
 Phone: (515) 283-1801



\$32,000

**WARRANTY DEED**  
 (CORPORATE GRANTOR)

(546PR)

P215385  
 21B111358

For the consideration of One Dollar(s) and other valuable consideration, EARTHGENIX, LLC, a Limited Liability Company organized and existing under the laws of Iowa, does hereby Convey to Kellie Brose and Alan Brose, 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:

A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-One (21), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 1.124 acres, as shown in Boundary Retracement Survey filed in Book 2019, Page 2511 on August 14, 2019, in the Office of the Recorder of Madison County, Iowa.

The Corporation 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: 6/29/2021.

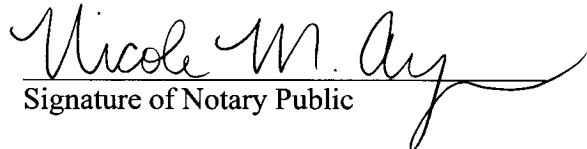
EARTHGENIX, LLC

By 

Andrew Baskin, Member/ Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 29, 2021 by  
Andrew Baskin, as Member/Manager of EARTHGENIX, LLC.

  
Signature of Notary Public

