



Document 2022 2766

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 Rev Transfer Tax \$511.20
 Rev Stamp# 361 DOV# 350

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$320,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1060ROGI)

✓ Return To: Thomas Vincent Pike, 33 Acres, Peru, Iowa 50222

Taxpayer Information: Thomas Vincent Pike, 33 Acres, Peru, Iowa 50222

P2202650

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 **Thomas Vincent Pike, a married person**, the following described real estate:

The Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) and the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼), all in Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-Seven (27) West of the Fifth (5th) Principal Meridian, in Madison County, Iowa, all except Parcel "I" as described in Plat of Survey filed May 31, 2022 in Bk 2022 Pg 1594, and except Parcel "J" as described in Plat of Survey filed December 13, 2021 in Bk 2021 Pg 5062 as filed in the Madison County, Iowa, Recorder's Office.

Subject to all covenants, restrictions and easements of record.

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.

