



Document 2022 2856

Book 2022 Page 2856 Type 03 001 Pages 3
Date 9/30/2022 Time 12:23:15PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$477.60
Rev Stamp# 371 DOV# 362
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$299,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454,
Phone: 515-697-4282

¹/₂ **Taxpayer Information:** Natures Neat, LLC, 12369 NW 102nd Ave., Granger, IA 50109

¹/₂ **Return Document To:** Adam Doll, 1009 Main Street, Adel, IA 50003-1454

Grantors: Wade Timmermann and June D. Timmermann

Grantees: Natures Neat L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Wade Timmermann and June D. Timmermann, husband and wife do hereby convey to Natures Neat L.L.C., a Limited Liability Company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4), the Southeast Quarter (1/4) of the Northwest Quarter (1/4), and all that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) lying south of the center of the main channel of Middle River, all in Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

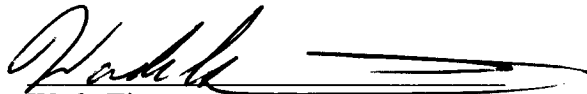


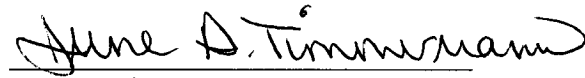
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 9/27/2022

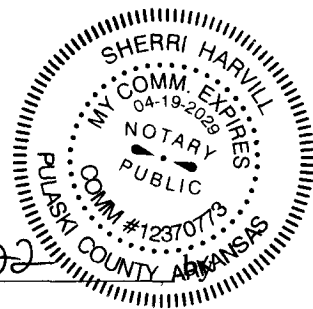

Wade Timmermann, Grantor


June D. Timmermann, Grantor

~~STATE OF IOWA~~ ^{Arkansas}, COUNTY OF ~~DALLAS~~ ^{Pulaski}

This record was acknowledged before me on
Wade Timmermann.

Sept 27 2022



Sherri Harvill
Signature of Notary Public

~~STATE OF IOWA~~ ^{Arkansas}, COUNTY OF ~~DALLAS~~ ^{Pulaski}

This record was acknowledged before me on
June D. Timmermann.

Sept 27 2022 by
Sherri Harvill
Signature of Notary Public

