

BK: 2022 PG: 2925
Recorded: 10/7/2022 at 8:22:35.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Andrew J. Seyfer, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406 (319) 363-0101

Taxpayer Information: AB Rental Property, LLC, 2644 Merino Avenue, Oskaloosa, IA 52577

Return Document To: AB Rental Property, LLC, 2644 Merino Avenue, Oskaloosa, IA 52577

Grantors: Cornelis Brouwer and Ann Thorp Brouwer

Grantees: AB Rental Property, LLC

Legal Description: See Exhibit "A"

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, CORNELIS BROUWER and ANN THORP-BROUWER, husband and wife, do hereby Convey to AB RENTAL PROPERTY, LLC, the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A"

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.

This deed is exempt according to Iowa Code 428A.2(21).

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.

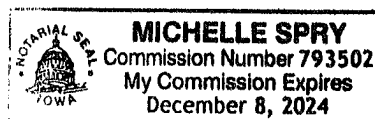
Dated: 9-28-22


ANN THORP-BROUWER


CORNELIS BROUWER

STATE OF IOWA, COUNTY OF Madaska

This record was acknowledged before me on 9-28- 2022, by Cornelis Brouwer and Ann Thorp-Brouwer, husband and wife.



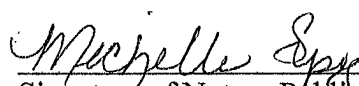

Signature of Notary Public

EXHIBIT "A"

ALL THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4), AND ALL THAT PART OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, LYING NORTH OF THE NORTH RIGHT-OF-WAY OF THE COUNTY HIGHWAY RUNNING EAST AND WEST THROUGH SAID SECTION TWENTY-THREE (23), EXCEPT PARCEL "Z" LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION TWENTY-THREE (23), CONTAINING 7.01 ACRES, MORE OR LESS, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2020, PAGE 912 ON MARCH 25, 2020, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA