

CONSIDERATION \$670,000

BK: 2022 PG: 3019

Recorded: 10/17/2022 at 2:19:31.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$1,071.20

LISA SMITH RECORDER

Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Aaron H. Ginkens, 2700 Westown Parkway, Suite 170, West Des Moines, Iowa 50266, Phone: (515) 255-8680

Taxpayer Information: IPE1031 REV442, LLC, 6150 Village View Drive, Ste. 113, West Des Moines, Iowa 50266

Return Document To: IPE1031 REV442, LLC, 6150 Village View Drive, Ste. 113, West Des Moines, Iowa 50266

Grantors: Cory K. Hall and Deborah S. Hall

Grantees: IPE1031 REV442, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Cory K. Hall and Deborah S. Hall, Husband and Wife, do hereby Convey to IPE1031 REV442, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) 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 §558.69, and therefore this 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: Oct. 6, 22, 2022.

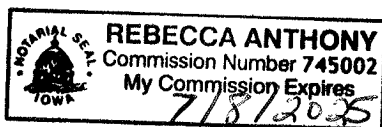
Cory K. Hall
Cory K. Hall, Grantor

Deborah S. Hall
Deborah S. Hall, Grantor

STATE OF IOWA

COUNTY OF Warren

This record was acknowledged before me on October 6th, 2022 by Cory K. Hall and Deborah S. Hall, Husband and Wife.



Rebecca Anthony
Signature of Notary Public