

CONSIDERATION \$220,000.00

BK: 2022 PG: 3475
Recorded: 12/5/2022 at 8:45:00.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$351.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

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

Taxpayer Information: GPG II, LLC, 12119 Stratford Drive, Clive, Iowa 50325

Return Document To: GPG II, LLC, 12119 Stratford Drive, Clive, Iowa 50325

Grantors: Cory K. Hall
Deborah S. Hall
Bryson James Hall

Grantees: GPG II, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

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

Parcel "E" located in the North Half (1/2) of the Northwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 22.00 acres, as shown in Plat of Survey filed in Book 2022, Page 759 on March 14, 2022, in the Office of the Recorder of Madison County, Iowa.

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: July 1, 2022.

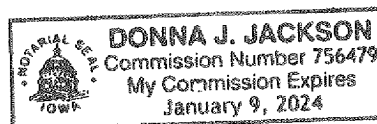
Cory K. Hall
Cory K. Hall, Grantor
Deborah S. Hall
Deborah S. Hall, Grantor

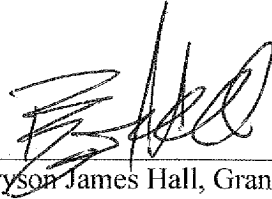
STATE OF IOWA

COUNTY OF Madison

This record was acknowledged before me on July 1, 2022, 2022, by Cory K. Hall and Deborah S. Hall, Husband and Wife.

Donna J. Jackson
Signature of Notary Public





Bryson James Hall, Grantor

STATE OF IOWA

COUNTY OF Madison

This record was acknowledged before me on
2022, by Bryson James Hall, a single person.

July 1, 2022



Signature of Notary Public

