

\$180,000.00

BK: 2023 PG: 1712
Recorded: 7/24/2023 at 11:49:25.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

McCartney Trim Corporation
22351 – 360th Street
DeSoto, Iowa 50069

Return Document To:

McCartney Trim Corporation
22351 – 360th Street
DeSoto, Iowa 50069

Grantors:

David J. Elgin
Gayle S. Elgin

Grantees:

McCartney Trim Corporation

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$180,000.00 and no/100ths----- Dollars and other valuable consideration, DAVID J. ELGIN and GAYLE S. ELGIN also known as Gayle Elgin, husband and wife, do hereby convey to: McCARTNEY TRIM CORPORATION the following described real estate in Madison County, Iowa:

Parcel "F" being the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ NE¼ NE¼) of Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 10.01 acres, more or less, as shown in Plat of Survey recorded on June 2, 2023 in Book 2023, Page 1236, in the Office of the Recorder of 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: July 24, 2023.

David J. Elgin signature and name

Gayle S. Elgin signature and name

STATE OF IOWA, COUNTY OF POLK ss:

This record was acknowledged before me on July 24, 2023 by David J. Elgin and Gayle S. Elgin also known as Gayle Elgin, husband and wife.



Lesley Dorland signature and Notary Public title