

\$6  000.00

BK: 2023 PG: 1953
Recorded: 8/18/2023 at 3:53:33.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,079.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kyle A. Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273
(615) 462-3731

Taxpayer Information: Benjamin Nashleanas Trust, 3604 134th St., Urbandale, IA 50323

Return Document To: Benjamin Nashleanas, 3604 134th St., Urbandale, IA 50323

Grantors: Natures Neat, LLC

Grantees: Benjamin Nashleanas Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Six Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Natures Neat, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to the Benjamin Nashleanas Trust, the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of the Northeast Quarter (¼), the Southeast Quarter (¼) of the Northwest Quarter (¼), and all that part of the Northeast Quarter (¼) of the Northwest Quarter (¼) lying south of the center of the main channel of Middle River, all in Section Sixteen (16), 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.

The Corporation 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: August 18, 2023

Natures Neat, LLC, an Iowa limited liability company

By


Kelsey Grabus-McBride, Manager

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on Aug 18, 2023 by
Kelsey Gabus McBride as Manager of Natures Neat LLC, a limited liability company.



Samantha Murray
Signature of Notary Public