



Document 2023 248

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Date 2/13/2023 Time 2:07:38PM

Rec Amt \$27.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$3,274.40 ANNO

Rev Stamp# 24 DOV# 25 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$ 2,046,561

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information:

Erin Herbold-Swalwell
5400 University Avenue
West Des Moines, IA 50266
Telephone: 515-226-6538

Taxpayer Information:

Michael H. Frey and Penny L. Frey
1365 Earlham Road
Earlham, Iowa 50072

Return Document To: (name and complete address)

Erin Herbold-Swalwell
5400 University Avenue
West Des Moines, IA 50266

Grantors:

Christensen Holdings, LLC
T&S Holdings, LLC
S.A. Dill Holdings, LLC

Grantees:

Michael H. Frey and Penny L. Frey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Christensen Holdings, LLC, T&S Holdings, LLC, and S.A. Dill LLC, do hereby Convey to Michael H. Frey and Penny L. Frey, the following described real estate in Madison County, Iowa:

The Northwest Fractional Quarter (1/4) of Section One (1), Township Seventy-six (76) 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.

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.

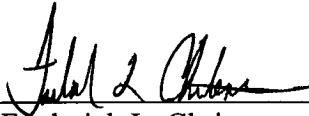
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 1/31/23.

[SIGNATURES ON FOLLOWING PAGES]

GRANTOR:

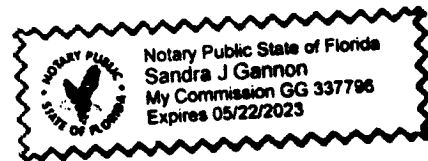
CHRISTENSEN HOLDINGS, LLC, an
Iowa limited liability company,

By: 
Frederick L. Christensen, Managing Member

STATE OF Florida, COUNTY OF Brevard

This record was acknowledged before me on January 31 2023,
by Frederick L. Christensen, as Managing Member of Christensen Holdings, LLC, an Iowa
limited liability company.

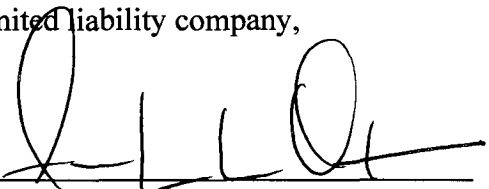

Signature of Notary Public



GRANTOR:

T&S HOLDINGS, LLC, an
Iowa limited liability company,

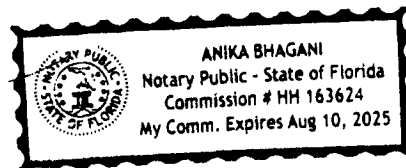
By:

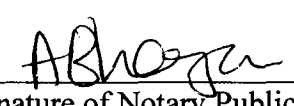

Sarah L. Otto, Managing Member


Tom Otto, Spouse of Sarah L. Otto, hereby
relinquishing all dower rights and
any other interest in property.

STATE OF FLORIDA, COUNTY OF ORANGE

This record was acknowledged before me on 01/31/2023,
by Sarah L. Otto, as Managing Member of T&S Holdings, LLC, an Iowa limited liability
company, and Tom Otto, spouse of Sarah L. Otto.




Signature of Notary Public

GRANTOR:

T&S HOLDINGS, LLC, an
Iowa limited liability company,

By:

Sarah L. Otto, Managing Member

Tom Otto, Spouse of Sarah L. Otto, relinquishing
all rights of dower

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,
by Sarah L. Otto, as Managing Member of T&S Holdings, LLC, an Iowa limited liability
company, and **Tom Otto**, spouse of Sarah L. Otto.

Signature of Notary Public

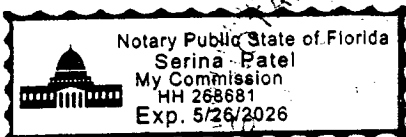
GRANTOR:

S.A. DILL, LLC, an
Iowa limited liability company,

By: Susan A. Dill
Susan A. Dill, Managing Member

STATE OF Florida, COUNTY OF Orange

This record was acknowledged before me on February 6, 2023,
by Susan A. Dill, as Managing Member of S.A. Dill, LLC, an Iowa limited liability company.



Signature of Notary Public