



Document 2023 249

Book 2023 Page 249 Type 03 001 Pages 5

Date 2/13/2023 Time 2:09:09PM

Rec Amt \$27.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,151.20

ANNO

Rev Stamp# 25 DOV# 26

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 120,000

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:

Radakovich Family, LLC
1725 120th Street
Earlham, IA 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:

Radakovich Family, LLC
1725 120th Street
Earlham, IA 50072

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 Radakovich Family, LLC, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) and the West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) 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 Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

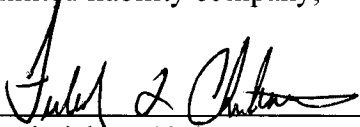
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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]

CHRISTENSEN HOLDINGS, LLC, an
Iowa limited liability company,

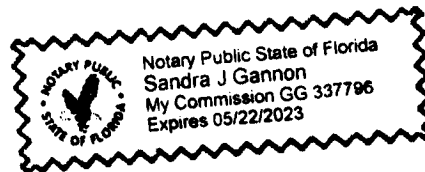
By: 

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



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

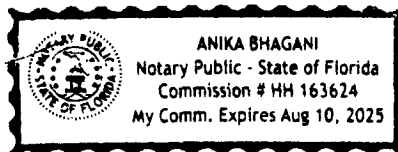
By: _____

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, spouse of Sarah L. Otto.
and Tom Otto,



ABhagani
Signature of Notary Public

STATE OF _____, COUNTY OF _____

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

Signature of Notary Public

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

By:
Sarah L. Otto, Managing Member

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.

Signature of Notary Public

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 6th, 2023,
by Susan A. Dill, as Managing Member of S.A. Dill, LLC, an Iowa limited liability company.

Signature of Notary Public

