



Document 2023 253

Book 2023 Page 253 Type 03 001 Pages 6

Date 2/13/2023 Time 2:16:15PM

Rec Amt \$32.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$615.20 ANNO

Rev Stamp# 29 DOV# 30 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$384,651

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:

Brent A. Voss
3344 Delta Trail
Dexter, IA 50070

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:

Brent A. Voss and Teresa M. Voss

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 Brent A. Voss and Teresa M. Voss, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West Fractional Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the Right-of-Way of the Chicago, Rock Island and Pacific Railroad over and across the same; AND EXCEPT Parcel "D", containing 4.60 acres, as shown in Plat of Survey filed in Book 2009, Page 1805 on June 10, 2009, 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: 1/31/23.

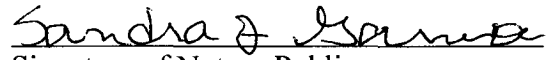
[SIGNATURES ON FOLLOWING PAGES]

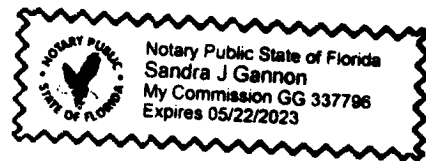
CHRISTENSEN HOLDINGS, LLC, an
Iowa limited liability company,

By: 
Frederick L. Christensen, Managing Member

STATE OF Florida, COUNTY OF Duval

This record was acknowledged before me on February 2, 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,

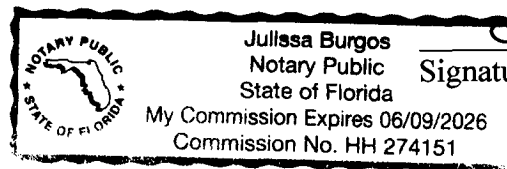
By: _____

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 January 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,



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

Tom Otto, Spouse of Sarah L. Otto

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, spouse of Sarah L. Otto.

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



Signature of Notary Public

