



Document 2023 290

Book 2023 Page 290 Type 03 001 Pages 5

Date 2/16/2023 Time 1:28:17PM

Rec Amt \$27.00 Aud Amt \$5.00

Rev Transfer Tax \$804.00

Rev Stamp# 34 DOV# 35

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 503,000

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

CTV135425

Preparer Information:

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

Taxpayer Information:

BK North Branch Land, LLC
~~4201 Westown Parkway, Suite 250~~ 7009 NW 84th Ave
~~West Des Moines, IA 50266~~ Johnston, IA 50131

Return Document To: (name and complete address)

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

$\frac{1}{2}$

Grantors:

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

Grantees:

BK North Branch Land, LLC

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 BK North Branch Land, LLC, an Iowa limited liability company, the following described real estate in ~~Adair~~ ^{Madison} County, Iowa:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), 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.

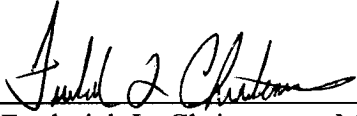
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11/31/23

[SIGNATURES ON FOLLOWING PAGES]

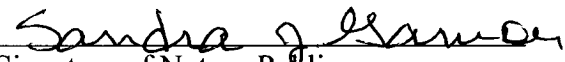
GRANTOR:

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 31st 2023
by Frederick L. Christensen, as Managing Member of Christensen Holdings, LLC, an Iowa
limited liability company.


Signature of Notary Public



GRANTOR:

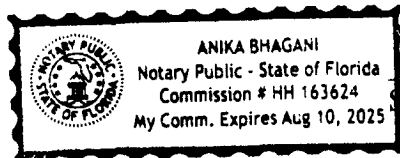
T&S HOLDINGS, LLC, an
Iowa limited liability company,

By: [Signature]
Sarah L. Otto, Managing Member

[Signature]
Tom Otto, Spouse of Sarah L. Otto

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

[Signature]
Signature of Notary Public

