



Document 2023 3084

Book 2023 Page 3084 Type 03 001 Pages 2

Date 12/18/2023 Time 12:35:02PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$399.20

ANNO

Rev Stamp# 435 DOV# 435

SCAN

BRANDY MACUMBER. COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$250,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: TBI Enterprises, LLC, PO Box 486, Earlham, IA 50072

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Robert Yoder and Miriam Yoder

Grantees: TBI Enterprises, LLC


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, Robert Yoder and Miriam Yoder, husband and wife, do hereby Convey to TBI Enterprises, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "B", located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 1, Page 325, on May 31, 1985 in the Office of the Recorder of Madison County, Iowa. 

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: 12-15-2023

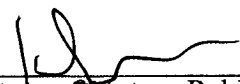

Robert Yoder, Grantor


Miriam Yoder, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 15th, 2023 by Robert Yoder and Miriam Yoder.




Signature of Notary Public