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Date 2/28/2023 Time 12:01:57PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$263.20

ANNO

Rev Stamp# 46 DOV# 48

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$165,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4714

E ✓ Mail tax statements to and return to:

Cory Farnum, Jr and Emily Farnum, 501 W Market St, Saint Charles, IA 50240

MF135892

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Baron Properties LLC, a limited liability company**, does hereby convey the following described real estate to **Cory Farnum, Jr and Emily Farnum, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**:

Lot Eight (8) and the East 3 feet of Lot Seven (7) in Block Two (2) of Clayton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa.

Clanton's



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.

Order No.: 808-24998/SH

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company holds the real estate by title in fee simple; that it has 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Baron Properties LLC


Sharon Jamison

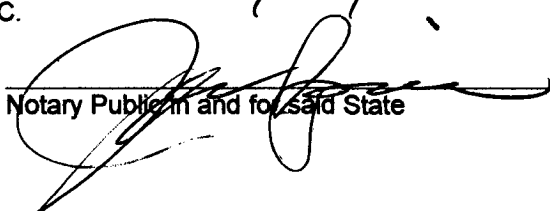
Sharon Jamison
Printed Name

STATE OF Iowa

COUNTY OF Warren

)
) SS:
)

This instrument was acknowledged before me on February 22, 2023 by Sharon Jamison as Manager of Baron Properties LLC.


Notary Public in and for said State

