

BK: 2023 PG: 401  
Recorded: 3/1/2023 at 9:34:32.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$535.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$335,000.00**

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: TBI Enterprises, LLC, 1968 105th Street, Earlham, IA 50072

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **William Ely and LeAnn Ely, a married couple** (the "Grantors"), do hereby convey to **TBI Enterprises, LLC, an Iowa Limited Liability Company** (the "Grantee"), the following described real estate:

A tract of land described as follows, to-wit: Commencing at a point 658.94 feet West of the Northeast corner of the Southwest Quarter (1/4) of section Twenty-three (23), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and on the North line thereof, thence continuing North 89°46' West 656.06 feet to the Northwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-three (23), thence South 1,329.75 feet to the Southwest corner of said Northeast Quarter (1/4) of the Southwest Quarter (1/4), thence North 89°55' East 656.06 feet along the south line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4), thence North 1,326.13 feet to the point of beginning, containing 20 acres including 0.717 acres of County Road Right-of-Way.

Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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

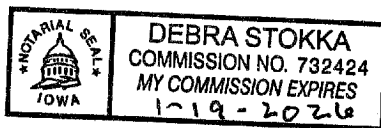
Dated the 28<sup>th</sup> day of February, 2023.

William Ely  
William Ely (Grantor)

LeAnn Ely  
LeAnn Ely (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on February 28<sup>th</sup>, 2023, by William Ely and LeAnn Ely.



Debra Stokka  
Notary Public