



Document 2023 438

Book 2023 Page 438 Type 03 001 Pages 2

Date 3/03/2023 Time 12:17:26PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$639.20

ANNO

Rev Stamp# 52 DOV# 54

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$400,000⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

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

¹
Taxpayer Information: Trebil Properties, LLC, 60335 US Highway 12, Litchfield, MN 55355

^E ☒ **Return Document To:** Trebil Properties, LLC, 60335 US Highway 12, Litchfield, MN 55355

Grantors: Anchored Walls, Inc.

Grantees: Trebil Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Thousand Dollar(s) and other valuable consideration, Anchored Walls, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Trebil Properties, LLC, a limited liability company organized and existing under the laws of Minnesota, the following described real estate in Madison County, Iowa:

The Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of Section Three (3), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part thereof conveyed for highway purposes **AND EXCEPT** a tract commencing 926.3 feet East of the North Quarter (¼) corner of said Section Three (3), running thence East 389.55 feet, thence South 0°12' West 339.90 feet, thence South 88° 49' West 494.80 feet, thence North 1° 25' East 265.0 feet, thence North 89° 53' East 100 feet, thence North 0°07' West 85 feet to the point of beginning and containing 2.64 acres, more or less; **AND EXCEPT** the South Thirty (30) acres of the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of said Section Three (3).

The grantor hereby covenants with grantees, and successors in interest, that it holds  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 it 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, according to the context.

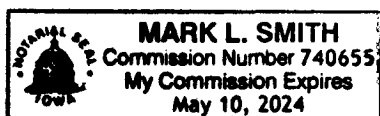
Dated: 3/2/2023.

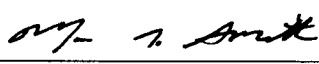
Anchored Walls, Inc., an Iowa corporation

By 
Corey Utsler, Vice-President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/2/2023,
by Corey Utsler, as Vice-President, of Anchored Walls, Inc. a corporation.




Signature of Notary Public