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Date 4/07/2023 Time 12:27:20PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$215.20

Rev Stamp# 81

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$135,000⁰⁰

This instrument prepared by:

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

Phone No.: 515-453-4612

Mail tax statements and return to:

Batjac Properties, LLC, 401 S 2nd Ave, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Business Assistance Corporation, a corporation,** does hereby convey unto **Batjac Properties, LLC, a limited liability company,** the following described real estate:

Lots Three (3) and Four (4), in Block Two (2), of Bowlsby's Addition to the Original Town of Winterset, 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.

Order No.: 808-25459/TP

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantee, and successors in interest, that it 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 Grantor 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.

Business Assistance Corporation

BY: _____

Susan Schafer

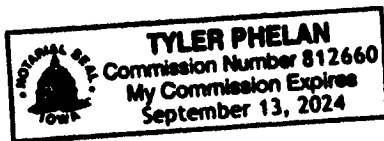
Secretary/Treasurer

STATE OF Iowa)

COUNTY OF Polk)

SS:

This instrument was acknowledged before me on April 5, 2023 by Susan Schafer as Secretary/Treasurer of Business Assistance Corporation.



Tyler Phelan
Notary Public in and for said State