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Date 5/05/2023 Time 10:23:07AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$356.80

ANNO

Rev Stamp# 124 DOV# 126

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$223,500⁰⁰

This instrument prepared by:

SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

NAC 137866

EV Return document to and mail tax statements to:

JOSHUA L. BROWNEE AND EMBER JO BECHTEL, 245 NW 2ND ST, EARLHAM, IA 50072

WARRANTY DEED

Legal: Lots Seven (7), Eight (8) and Nine (9) in Block Five (5) of ACADEMY ADDITION to the Town of Earlham, Madison County, Iowa

Address: **245 NW 2nd St, Earlham, IA 50072**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **DBMB, LLC**, hereby conveys the above-described real estate to **Joshua L. Brownlee, a single person and Ember Jo Bechtel, a single person, as joint tenants with full rights of survivorship and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

STATE OF Idaho)

)SS:

COUNTY OF Polk)

On this 1 day of May 2023
before me the undersigned, a Notary Public in
and for said State, personally
appeared Dillon Bradshaw, to me
known, and who being by me duly sworn, did say
that the person is the
President / former Member ^{DB} of said
corporation; that no seal has been procured by
the corporation; and that this instrument was
signed on behalf of the corporation by authority of
its Board of Directors and the said officer
acknowledged the execution of this instrument to
be the voluntary act and deed of the corporation,
by it voluntarily executed.

Carol J. Roach
Notary Public in and for said State

Dated: May 1, 2023

DBMB, LLC

BY: [Signature]

Dillon Bradshaw, ^{Member} President ^{DB}
PRINT NAME OF SIGNATORY

