

BK: 2023 PG: 999
Recorded: 5/10/2023 at 1:01:30.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$16.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Arlet Costilla, 148 W 2nd St. Suite 4, Madrid, IA 50156
Taxpayer: McCartney Kay Shilhanek, 708 W Fremont St., Winterset, IA 50273
Preparer: Arlet Costilla, 148 W 2nd St. Suite 4, Madrid, IA 50156, Phone: 5154191471



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Opportunity Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to McCartney Kay Shilhanek, the following described real estate in Madison County, Iowa:

Lot Eight (8) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa.

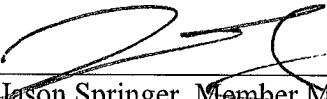
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, 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 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: 5-9-23.

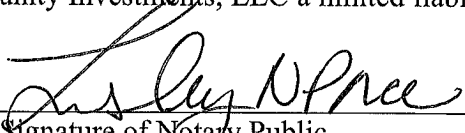
Opportunity Investments, LLC, an Iowa limited liability company

By 
Jason Springer, Member Manager

STATE OF IOWA, COUNTY OF Boone

This record was acknowledged before me on May 9, 2023,
by Jason Springer, as Member Manager, of Opportunity Investments, LLC a limited liability company.




Signature of Notary Public