

\$50,000.00

BK: 2024 PG: 1057
Recorded: 5/16/2024 at 8:42:23.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$130.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Recorder's Cover Sheet

**Warranty Deed
(Corporate Grantor)**

Preparer Information:

Kaylia Odesilo, First National Acceptance Company, PO Box 980, East Lansing, Michigan,
48826
(800)266-7661

Taxpayer Information:

Jeremiah Johnson and Shelby Magnani, 145 North Hull Street, Truro, IA 50257

Return To:

Kaylia Odesilo, First National Acceptance Company, PO Box 980, East Lansing, Michigan,
48826

Legal Description:

The North Half (1/2) of Lots One (1) and Two (2) in Block 5 of the Original Town Plat
of Truro (formerly called Ego), in 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.**

Preparer & Kaylia Odesilo
Return To: First National Acceptance Company
P. O. Box 980
East Lansing, MI 48826
(800)266-7661

Send Tax Statement to: Jeremiah Johnson and Shelby Magnani, 145 North Hull Street, Truro, IA 50257

WARRANTY DEED

(Corporate Grantor)

For the consideration of \$50,000.00 and other valuable considerations, First National Acceptance Company, a Corporation organized and existing under the laws of Michigan does hereby Convey to Jeremiah J. Johnson and Shelby A. Magnani, as joint tenants with full right of survivorship, the following described real estate in Madison County:

*The North Half (½) of Lots One (1) and Two (2), in Block (5) of the
Original Town Plat of Truro (formerly called Ego), in Madison County, Iowa.*
145 North Hull Street, Truro, IA 50257
Tax # 8900000105010000

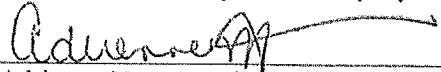
This deed is given in fulfillment of the Real Estate Contract filed on August 12, 2019, in Book 2019 at Page 2489, Records of the Madison County, Iowa Recorder.

The Corporation 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 acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

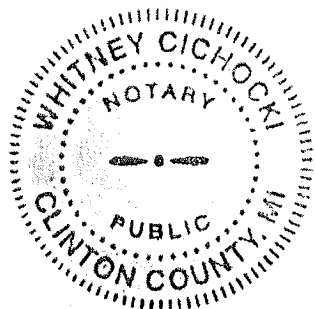
Dated: 8th day of May, 2024.

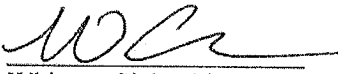
First National Acceptance Company


Adrienne Hanson, Vice President/Treasurer

State of: Michigan
County of: Ingham

On this 8th day of May, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Adrienne Hanson to me personally known, who being by me duly sworn, did say that she is the Vice President/Treasurer for First National Acceptance Company of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Adrienne Hanson, as Vice President/Treasurer for First National Acceptance Company, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.




Whitney Cichocki, Notary Public
Clinton County, MI
Acting in Ingham County, MI
My commission Expires 06/05/2029

Acct 498250