

**\$182,170.00**

BK: 2024 PG: 133  
Recorded: 1/19/2024 at 11:38:13.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$291.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,  
Phone: (515) 223-6000

**Taxpayer Information:** Steven T Genovese & Kristen Genovese, 3406 Brook View Drive, Des  
Moines, IA 50317

**Return Document To:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

**Grantors:** McCartney Trim Corporation

**Grantees:** Steven T Genovese and Kristen Genovese

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, McCartney Trim Corporation, a corporation organized and existing under the laws of Iowa, does hereby Convey to Steven T Genovese and Kristen Genovese, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "F" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.01 acres, as shown in Plat of Survey filed in Book 2023, Page 1236 on June 2, 2023, in the Office of the Recorder of 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.

Subject to easements, restrictions and encumbrances of record.

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: 1/17/2024

McCartney Trim Corporation, an Iowa corporation

By [Signature]  
Marc McCartney, President

By [Signature]  
Stephanie L. McCartney, Vice-President

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 1/17/2024, by Marc McCartney, as President, and Stephanie L. McCartney as Vice-President, of McCartney Trim Corporation, an Iowa corporation.

[Signature]  
Signature of Notary Public

