



Document 2024 1533

Book 2024 Page 1533 Type 03 001 Pages 3
Date 6/28/2024 Time 1:40:44PM
Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$560.00
Rev Stamp# 209 DOV# 210
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

WARRANTY DEED
Recorder's Cover Sheet

\$350,100.00

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

³/₄

Taxpayer Information:

TBI Enterprises, LLC
19346 - 365th Street
P.O. Box 486
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Gary Crabbs

Grantees:

TBI Enterprises, LLC

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$350,100.00 and no/100ths----- Dollars and other valuable consideration, **GARY CRABBS, a single person**, does hereby convey to: **TBI ENTERPRISES, LLC** the following described real estate in Madison County, Iowa:

Lots Four (4) and Five (5) in Block Nine (9) of the Original Town of Earlham, Madison County, Iowa.

And 

The West Half (W $\frac{1}{2}$) of the following described tract located in the Chicago, Rock Island and Pacific Railroad Company's right of way in the Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 77 North, Range 28 West of the 5th P.M., in the Town or Earlham, Madison County, Iowa: Beginning at the point of intersection of the northerly line of said station grounds with the east line of Locust Street; thence southerly along said east line 105 feet, more or less, to a line being 50 feet northerly of and parallel with the centerline of said Railroad Company's main track; thence easterly along said parallel line 320 feet, more or less, to the west line of Chestnut Street; thence northerly along said west line 105 feet, more or less, to the northerly line of said station grounds; thence westerly 320 feet, more or less, to the point of beginning.

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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant 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.

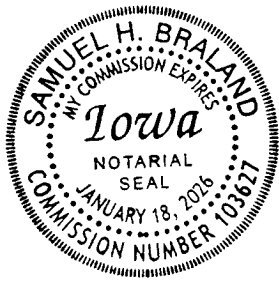
Dated: June 24, 2024.

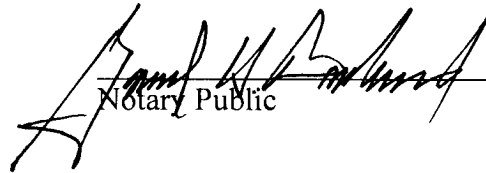


Gary Crabbs

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on June 24, 2024 by Gary Crabbs, a single person.





Notary Public