

\$500,000.00

BK: 2024 PG: 1818

Recorded: 7/30/2024 at 10:55:25.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$799.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Return To: MBV Properties LLC, 15 School Street, Carlisle, IA 50047

Taxpayer: MBV Properties LLC, 15 School Street, Carlisle, IA 50047

Preparer: Chad Learned, 812 Ashworth Rd, West Des Moines, IA 50265, Phone: 5152258488



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jeremy D Selvage and Brenda L Selvage, a married couple, do hereby Convey to MBV Properties LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Quarter (1/4) of the Southeast 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, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa.

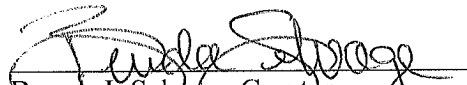
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.


²⁹
Dated: 07/28/2024


Jeremy D Selvage, Grantor


Brenda L Selvage, Grantor

STATE OF IOWA, COUNTY OF POLK

²⁹
This record was acknowledged before me on 07/28/2024 by Jeremy D Selvage and Brenda L Selvage.


Signature of Notary Public

