



Document 2024 2647

Book 2024 Page 2647 Type 03 001 Pages 2
Date 10/30/2024 Time 12:32:37PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$74.40
Rev Stamp# 380 DOV# 373

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$47,000⁰⁰

Space above for recording data

Prepared By: Timothy L. Gartin, Att'y at Law, 409 Duff, Ames, IA 50010 515-232-2501
Send Tax Statement To: PKM Holdings, LLC, 2407 SE Delaware Ave. #1094, Ankeny, IA 50021
Return Document To: PKM Holdings, LLC, 2407 SE Delaware Ave. #1094, Ankeny, IA 50021

$\frac{1}{3}$

Warranty Deed

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

Kevin L. Gordon, a single person, for valuable consideration, CONVEY(S) to: **PKM Holdings, LLC**, a Nebraska limited liability company, the following described real estate in Madison County, Iowa:

The North ½ of Lot 9 in Block 5 of West Addition to Winterset, 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.

AND the Grantor(s) do HEREBY COVENANT with the Grantee(s), and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and Grantor(s) covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Gordon to PKM Holdings, LLC – Warranty Deed
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Kevin L. Gordon

10-25-24

Kevin L. Gordon

Date

State of Tennessee, County of Claiborne) SS.

This record was acknowledged before me on October 25, 2024, by
Kevin L. Gordon.

Sign name here: Denise Callahan
Print name here: Denise Callahan
Notary Public in and for said State and County
My commission expires: 3-25-2026

