



Document 2024 2862

Book 2024 Page 2862 Type 03 001 Pages 2
Date 11/25/2024 Time 12:33:08PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$927.20
Rev Stamp# 408 DOV# 400
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 580,000⁰⁰

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

JKNY154279

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

Taxpayer Information: Steven Genovese and Kristen P. Genovese, 1421 Hogback Bridge
Road, Earlham, IA 50072

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

Grantors: MCCARTNEY TRIM CORPORATION

Grantees: Steven Genovese and Kristen P. 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 Genovese and Kristen P. 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.



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.

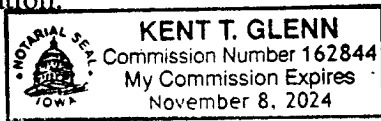
Dated: 11-22-2024

MCCARTNEY TRIM CORPORATION, an Iowa corporation

By Stephanie McCartney
Stephanie McCartney, Vice President

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 11/22/2024 by Stephanie McCartney, as Vice President, of MCCARTNEY TRIM CORPORATION a corporation.



Kent T. Glenn
Signature of Notary Public