

**BK: 2024 PG: 786**

**Recorded: 4/15/2024 at 2:46:23.0 PM**

**Pages 2**

**County Recording Fee: \$17.00**

**Iowa E-Filing Fee: \$3.00**

**Combined Fee: \$20.00**

**Revenue Tax: \$804.00**

**BRANDY L. MACUMBER, RECORDER**

**Madison County, Iowa**

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**Preparer:** Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN11336)

**Return To:** Chloe H. Janesky 3320 218th Street, SAINT CHARLES, IA 50240

**Taxpayer Information:** Chloe H. Janesky 3320 218th Street, SAINT CHARLES, IA 50240

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **2 Avenues, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Chloe H. Janesky**, a single person, the following described real estate:

**The Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "F" containing 3.60 acres, as shown in Plat of Survey filed in Book 2020, Page 4375 on November 12, 2020, in the Office of the Recorder of Madison County, Iowa.**

Subject to all covenants, restrictions and easements 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, and as masculine or feminine gender, according to the context.

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.

Dated: 4/10/24

2 Avenues, LLC, a Limited Liability Company

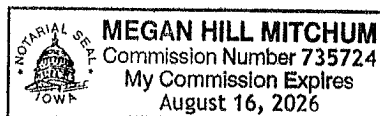
By: Nicholas Button

Print: Nicholas Button

Office: Managing Member

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on April 10, 2024 by  
Nicholas Button as managing member of 2 Avenues, LLC, an Iowa Limited  
Liability Company.



Megan Hill Mitchum  
Notary Public in and for said State