



Document 2025 1375

Book 2025 Page 1375 Type 03 001 Pages 2
 Date 6/03/2025 Time 12:20:19PM
 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$155.20 ANNO
 Rev Stamp# 193 DOV# 188 SCAN
 BRANDY MACUMBER, COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

\$197,500^a

Return To: Silverback Investments, LLC, 9613 Forest Ave., Clive, IA 50325

Taxpayer: Silverback Investments, LLC, 9613 Forest Ave., Clive, IA 50325


Preparer: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Tel: 641-342-2157

CH 160155MAN

1/2

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kalub Benge, a single person, and Brooke Schaffer, f/k/a Brooke Benge, a single person, do hereby Convey to Silverback Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "F", located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 8,794 square feet, as shown in Plat of Survey filed in Book 2001, Page 1987 on May 16, 2001, 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.

Dated: 5/30/2025

[Signature]
Kalub Bengé, Grantor

Brooke Bengé
Brooke Schaffer, f/k/a Brooke Bengé, Grantor

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on 5/30/2025 by
Kalub Bengé, a single person.

[Signature]
Signature of Notary Public



STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on 5/30/2025 by
Brooke Schaffer, f/k/a Brooke Bengé, a single person.

[Signature]
Signature of Notary Public

