



Document 2025 2682

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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$412.00 ANNO
Rev Stamp# 368 DOV# 371 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$257,817.00

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (3815ROGI)

E Return To: Gregory and Cecillia Trust Account, 326 Maderas Dr, Hot Springs Village, AR 71909

Taxpayer Information: Gregory and Cecillia Trust Account, 326 Maderas Dr, Hot Springs Village, AR 71909

JWC/64433

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **MBV Properties, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to the **Trustee(s) of the Gregory and Cecillia Trust Account**, the following described real estate:

Lot One (1) of Hogback Bridge Acres Plat 2 Subdivision, 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



Subject to all covenants, restrictions and easements of record.

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.

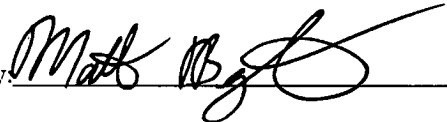
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it

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.

Dated: 7-23-2025

MBV Properties, LLC, an Iowa Limited Liability Company

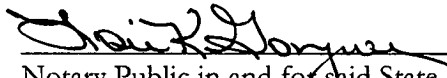
By: 

Matt Bengtson, Manager
Printed Name and Title

STATE OF Iowa)
) ss:
COUNTY OF Warren)

This record was acknowledged before me on July 23, 2025 by Matt Bengtson as Manager of MBV Properties, LLC, an Iowa Limited Liability Company.




Notary Public in and for said State