

BK: 2025 PG: 3052
Recorded: 11/12/2025 at 1:53:26.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$127.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

TBI Enterprises, LLC
P.O. Box 486
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Larry J. Cornelison
Denise K. Cornelison

Grantees:

TBI Enterprises, LLC

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$80,000.00 and no/100ths----- Dollars and other valuable consideration, **LARRY J. CORNELISON and DENISE K. CORNELISON, husband and wife**; do hereby convey to **TBI ENTERPRISES, LLC, an Iowa limited liability company**, the following described real estate in Madison County, Iowa:

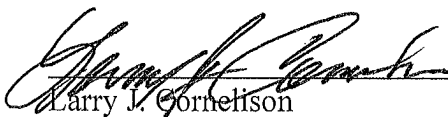
Lot Twenty-one (21) of Clearview Estates Plat 2, an Official Plat in the City of Earlham, Madison County, Iowa.

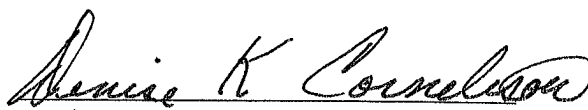
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

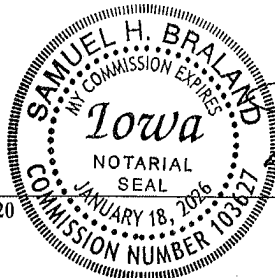
Dated: 12 day of November, 2025.

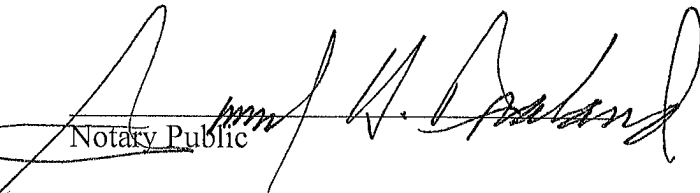

Larry J. Cornelison


Denise K. Cornelison

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 12th day of November, 2025 by Larry J. Cornelison and Denise K. Cornelison, husband and wife.




Notary Public