



Document 2022 2886

Book 2022 Page 2886 Type 03 001 Pages 2

Date 10/04/2022 Time 11:56:39AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$599.20

Rev Stamp# 378 DOV# 369

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

\$315,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

¹
Taxpayer Information: Ivory Dragonfly LLC, 123 West Jefferson, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Michael K. Johnson and Carolyn Johnson

Grantees: Ivory Dragonfly LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Michael K. Johnson and Carolyn Johnson, husband and wife, do hereby Convey to Ivory Dragonfly LLC, a limited liability company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

Lot Five (5) and the West Half (1/2) of Lot Six (6) in Block Ten (10) of the Original Town of Winterset, 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.

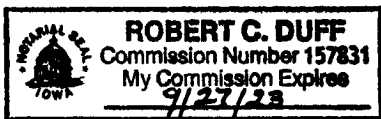
Dated: 10/2/2022

Michael K. Johnson
Michael K. Johnson, Grantor

Carolyn Johnson
Carolyn Johnson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/2/22 by Michael K. Johnson and Carolyn Johnson.



Robert C. Duff
Signature of Notary Public