

CONSIDERATION \$220,900

BK: 2022 PG: 2889
Recorded: 10/4/2022 at 2:49:53.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jennifer L. Plumb, PO Box 496, Atlantic, IA 50022; Phone: (712) 243-1663

Taxpayer Information: (name and complete address)

LR Rentals, LLC, c/o Rodney L. Rouw, Member, 1607 Ironwood Trail, Earlham, IA 50072

Return Document To: (name and complete address)

Jennifer L. Plumb, PO Box 496, Atlantic, IA 50022; Phone: (712) 243-1663

Grantors:

Rodney L. Rouw

Lisa L. Rouw

Grantees:

LR Rentals, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

There are no known private burial sites, wells, solid waste disposal sites, underground storage tanks, hazard wastes, or private sewage disposal systems 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.

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, RODNEY L. ROUW and LISA L. ROUW, husband and wife ("Grantors"), do hereby Convey to LR RENTALS, LLC ("Grantee"), the following described real estate in Madison County, Iowa:

Lot Eleven (11) in Block One (1) of Lindsey's Addition to the Town of Winterset, Madison County, Iowa (809 5th Ave S, Winterset, IA).

The East 64 feet of the West Half (W $\frac{1}{2}$) of Lot Four (4) and the North 6.00 Feet of the East 64.00 feet of the West Half of Lot Four (4), all in Lindsey's Addition to the City of Winterset, Madison County, Iowa (516 Short W, Winterset, IA).

This deed is exempt according to Iowa Code 428A.2(15).

Grantors do Hereby Covenant with Grantee, 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. The undersigned hereby relinquish 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 October 4, 2022.

Rodney L. Rouw
Rodney L. Rouw

Lisa L. Rouw
Lisa L. Rouw

STATE OF IOWA, COUNTY OF Cass, ss:

This record was acknowledged before me this 4th day of October, 2022, by Rodney L. Rouw and Lisa L. Rouw, husband and wife.

Jennifer L. Plumb
Signature of Notary Public

