



Document 2022 3310

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Date 11/16/2022 Time 8:04:27AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 436 DOV# 428

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$80,000⁰⁰

This instrument prepared by:

SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266 Phone # (515) 278-2226

Return document to and mail tax statements to:

BAUER HOLDINGS LLC, 821 E WASHINGTON ST., WINTERSET, IA 50273

WARRANTY DEED

Legal: **Lot Eight (8) in Block Fourteen (14) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.**

Address: **821 E Washington St., Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John Pooch and Tammy Lue Pooch f/k/a Tammy Lue Kennedy, a married couple**, hereby conveys the above-described real estate to **Bauer Holdings LLC, a limited liability company**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

STATE OF Florida)

COUNTY OF Broward)

SS:

On this 14th day of November, 2022,
before me the undersigned, a Notary Public in and for said
State, personally appeared, **John Pooch and Tammy
Lue Pooch f/k/a Tammy Lue Kennedy, a married
couple**, to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that the person executed the same as that
person's voluntary act and deed.

Rony Jean

Notary Public in and for said State

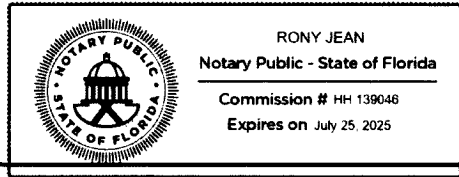
Dated: 11/14/2022, 2022

John Pooch

John Pooch

Tammy Pooch

Tammy Lue Pooch f/k/a Tammy Lue Kennedy



Notarized online using audio-video communication