

**CONSIDERATION \$155,000.00**

BK: 2022 PG: 3563  
Recorded: 12/9/2022 at 3:00:56.0 PM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$247.20  
LISA SMITH RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, Phone: (515) 274-1450

**Taxpayer Information:** C&C Memories, LLC, 2598 Settlers Trl., Winterset, IA 50273

**Return Document To:** C&C Memories, LLC, c/o Paul Booth and Tasha Booth, 2598 Settlers Trl., Winterset, IA 50273

**Grantors:** Crossroads Behavioral Health Services

**Grantees:** C&C Memories, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Crossroads Behavioral Health Services, a nonprofit corporation organized and existing under the laws of Iowa, does hereby Convey to C&C Memories, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The East Half (1/2) of Lot One (1) in Block Two (2) of Hornback & Bevington's Addition to the Town of Winterset, Madison County, Iowa, excepting therefrom that part thereof conveyed for highway purposes; AND a parcel of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 1770 square feet, as shown in Plat of Survey filed in Book 2, Page 207 on May 9, 1994, in the Office of the Recorder of 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: Dec. 9, 2022

Crossroads Behavioral Health Services, an Iowa nonprofit corporation

By Brittany Palmer, Executive Director

STATE OF IOWA, COUNTY OF Union

This record was acknowledged before me on 12-06-2022, by Brittany Palmer, as Executive Director, of Crossroads Behavioral Health Services a nonprofit corporation.

Marie Chapman, Signature of Notary Public

