



Document 2023 129

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Date 1/24/2023 Time 1:03:22PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$205.60 ANNO

Rev Stamp# 15 DOV# 12 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$129,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Evergreen & Lily Floral Studio, LLC, 1001 East Court Avenue, Winterset, IA 50273

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

Grantors: Lisette N. Lenninger

Grantees: Evergreen & Lily Floral Studio, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Twenty-Nine Thousand Dollar(s) and other valuable consideration, Lisette N. Lenninger, single, does hereby Convey to Evergreen & Lily Floral Studio, LLC, a limited liability company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

Lots Five (5) and Six (6) in Block Twelve (12) of T.D. Jones' Addition to the Town of Winterset, Madison County, Iowa,

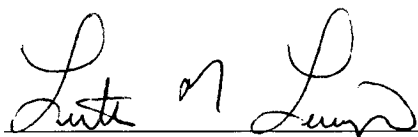


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

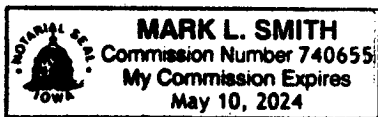
Dated: 1/24/2023

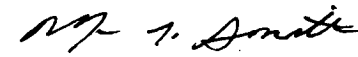


Lisette N. Lenninger, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/24/2023 by Lisette N. Lenninger.





Signature of Notary Public