



Document 2023 1499

Book 2023 Page 1499 Type 03 001 Pages 2  
Date 6/29/2023 Time 9:42:00AM  
Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**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:** SCHouses LLC, 503 S. 2nd Avenue, Winterset, IA 50273

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

**Grantors:** Stuart Hoven and Collette Hoven

**Grantees:** SCHouses LLC

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Stuart Hoven and Collette Hoven, husband and wife, do hereby Convey to SCHouses LLC, a limited liability company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

Lot One (1) of Leinard's 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.

This deed is exempt according to Iowa Code 428A.2(21).

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: 6-28-2023

[Signature of Stuart Hoven]
Stuart Hoven, Grantor

[Signature of Collette Hoven]
Collette Hoven, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 28, 2023 by Stuart Hoven and Collette Hoven.

[Signature of Kristina Brockmeyer]
Signature of Notary Public

