



Document 2023 1625

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Date 7/17/2023 Time 1:20:18PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$617.60 ANNO

Rev Stamp# 215 DOV# 216 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$386,230

This instrument was prepared by:

Shirley Bolton 475 S. 50th St., Suite 100 West Des Moines, IA 50265 515-327-1700

E ✓ Return to:

David Anker 218 Magnolia Pt., Winterset, Iowa 50273

Address Tax Statements:

David Anker 218 Magnolia Pt., Winterset, Iowa 50273

$\frac{1}{2}$

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Homes by Fleetwood, L.L.C., a limited liability company**, does hereby convey the following described real estate to **David Anker and Sarah Anker**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common:

**Lot Twelve 12) of Arbor Park, Plat Four (4), an Addition to the City of Winterset, Madison County, Iowa.**

Locally Known as: 218 Magnolia Pt., Winterset, Iowa 50273



### SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

There is no known private burial site, well, solid waste disposal site, underground storage tanks, 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 requirements to submit a groundwater hazard statement.

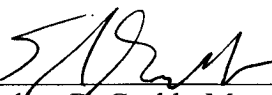
The Grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warranty and Defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor is a manager-managed limited liability company, and the execution of this deed was consented to by a majority of the managers.

**This sale is made in the ordinary course of business of the limited liability company.**

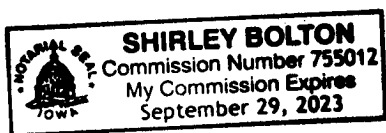
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

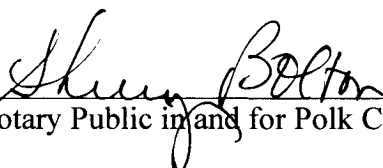
Homes by Fleetwood, LLC.

By:   
Stephen R. Grubb, Manager (Grantor)

STATE OF Iowa )  
 ) SS:  
COUNTY OF Polk )

This instrument was acknowledged before me on June 28, 2023 by Stephen R. Grubb as Manager \_\_\_ of Homes by Fleetwood, L.L.C.



  
Notary Public in and for Polk County, Iowa