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Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓

Rev Transfer Tax \$239.20

ANNO ✓

Rev Stamp# 258 DOV# 259

SCAN ✓

BRANDY MACUMBER. COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$150,000^w

**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** 301 Wambold, LLC, 27231 Kenyon Summit Road, Adel, IA 50003

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

Grantors: Casper Family, LC

Grantees: 301 Wambold, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Casper Family, LC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to 301 Wambold, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Three (3) in Casper First Addition to the City 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.

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 Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: Aug 8 - 2023.

Casper Family, LC, an Iowa limited liability company

By Margaret M Casper
Margaret M Casper, Member Manager



_____, COUNTY OF MADISON

This record was acknowledged before me on Aug 8th 2023,
by Margaret M. Casper, as Member Manager, of Casper Family, LC a limited liability company.

Patrick F. Corkran
Signature of Notary Public