

\$189,000.00

BK: 2023 PG: 2069
Recorded: 8/30/2023 at 10:52:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$301.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Taxpayer Information: Rene L. Byrd and Eric J. Byrd, 518 W. Madison Street, Winterset, IA
50273

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

Grantors: North Stone Townhomes, LLC

Grantees: Rene L. Byrd and Eric J. Byrd

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 Eighty-Nine Thousand Dollar(s) and other valuable consideration, North Stone Townhomes, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Rene L. Byrd and Eric J. Byrd, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 6C of North Stone Village, Plat No. 7, City of Winterset, Madison County, Iowa.

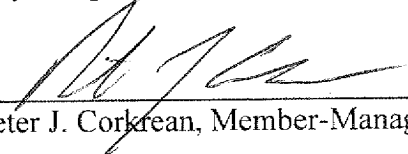
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

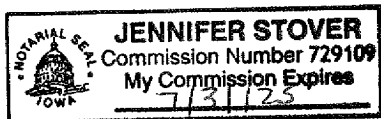
Dated: Aug 29, 2023

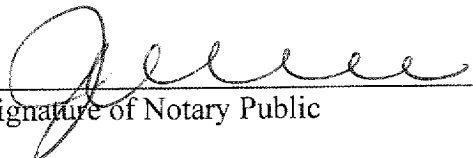
North Stone Townhomes, LLC, an Iowa limited liability company

By 
Peter J. Corkrean, Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/29/23, by Peter J. Corkrean, as Member-Manager, of North Stone Townhomes, LLC a limited liability company.




Signature of Notary Public