



Document 2023 2296

Book 2023 Page 2296 Type 03 001 Pages 1
Date 9/20/2023 Time 1:32:21PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$115.20
Rev Stamp# 332 DOV# 330
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$72,500⁰⁰

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: LASG Properties, LLC, 812 N. 6th Avenue Circle, Winterset, IA 50273

✓ **Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: 515-462-4912



WARRANTY DEED

For the consideration of -----Seventy-Two Thousand Five Hundred----- Dollar(s) and other valuable consideration, James R. Nelson, a Single Person, does hereby Convey to LASG Properties, LLC the following described real estate in **MADISON** County, Iowa:

The North Half (N½) of Lot Three (3) of Depot 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.

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

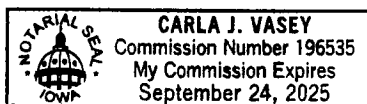
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 20, 2023.

James R. Nelson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 20, 2023 by James R. Nelson.



Signature of Notary Public