

BK: 2023 PG: 2425  
Recorded: 10/2/2023 at 12:54:38.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$383.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$240,000.00**

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This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,  
Des Moines, IA 50309

Phone No.: 515-453-4624

Mail tax statements to and Return to:

Winterset Property, LLC, 1345 Ocean Parkway, Brooklyn, NY 11230

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## **SPECIAL WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Lincoln Saving Bank, a Corporation**, does hereby convey unto **Winterset Property, LLC, a Limited Liability Company**, the above-described real estate.

Legal: **A tract of land located in the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit : Commencing at the Southwest corner of the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), thence South 88°37' East, 935.1 feet along the South line of said Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) to the point of beginning, thence continuing South 88°37' East, 347.2 feet, thence North 506.5 feet, thence North 88°37' West, 347.2 feet, thence South 506.5 feet to the point of beginning, containing 4.0359 acres.**

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.

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

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons as to the reservations from and exceptions to warranty, when the claim is by, through, or under the Grantor, but not otherwise. The Grantor makes no warranties prior to the Grantor's ownership of the subject property.

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.

Lincoln Saving Bank

BY: 

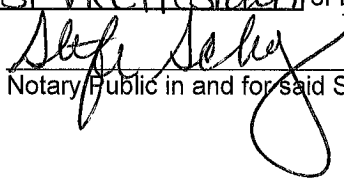
Sterling Simonson, First Vice President

STATE OF Iowa )

COUNTY OF Black Hawk )

SS:

This instrument was acknowledged before me on September 27, 2023 by Sterling Simonson as First Vice President of Lincoln Saving Bank.

  
Notary Public in and for said State

