



Document 2023 2474

Book 2023 Page 2474 Type 03 001 Pages 2

Date 10/06/2023 Time 2:45:00PM

Rec Amt \$12 00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$259.20

ANNO

Rev Stamp# 354 DOV# 353

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Classic Clean, LLC, 2360 St. Charles Road, 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
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ----- One Hundred Sixty-Two Thousand Five Hundred Dollar(s) ----- and other valuable consideration, Spot Free, Inc., a Corporation organized and existing under the laws of Iowa, does hereby Convey to Classic Clean, LLC, a Limited Liability Company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

A parcel of land located in Lots Nine (9), Ten (10), Fifteen (15) and Sixteen (16) in Block Two (2) of Kellison and Keeling's Addition to the City of Winterset, Madison County, Iowa, containing 0.596 acres, as shown in Plat of Survey filed in Book 2, Page 81 on September 28, 1989, in the Office of the Recorder of Madison County, Iowa.

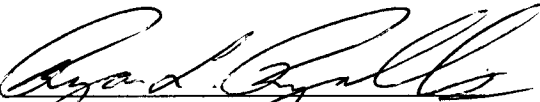
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor hereby covenants with Grantee, 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: October 6, 2023.

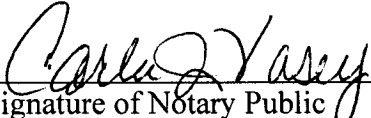
Spot Free, Inc., an Iowa Corporation

By 
Ryan Reynolds, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 6, 2023, by Ryan Reynolds as President of Spot Free, Inc.




Signature of Notary Public