

Document 2023 259

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Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$87.20 I NDX ANNO SCAN

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK



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)453-4771



Mail tax statements and return document to:
Integrity Investing LLC, 502 E Washington St, Winterset, IA 50273



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Julie J. Rodish-Reed**, **a single person**, does hereby convey unto **Integrity Investing LLC**, the following described real estate:

The West Half (1/2) of Lots One (1) and Two (2) in Block Four (4) of Gaff & Bevington's Addition to the Town of Winterset, Madison County, lowa



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 lowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Order No.: 808-24852/BK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said 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; 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. Each of 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.

Julie J./Rodish-Reed

STATE OF _

COUNTY OF

SS:

Notary Public in and for said State

BARB KILKER

Commission Number 816792

My Commission Expires

May 6, 2025

