



Document 2023 2718

Book 2023 Page 2718 Type 03 001 Pages 2
Date 11/03/2023 Time 11:58:23AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$415.20
Rev Stamp# 389 DOV# 387
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$260,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, PO Box 230, Winterset, IA 50273,
Phone: 5154623731

Taxpayer Information: Scarn Industries, LLC, 5325 SE 24th St, Des Moines, IA 50320

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Return Document To: Scarn Industries, LLC, 5325 SE 24th St, Des Moines, IA 50320

Grantors: Jean Nolte and Chris Nolte

Grantees: Scarn Industries, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Sixty Thousand Dollar(s) and other valuable consideration, Jean Nolte and Chris Nolte, wife and husband, do hereby Convey to Scarn Industries, LLC, a limited liability company organized and existing under the laws of Iowa, following described real estate in Madison County, Iowa:

Lot Thirty-four (34) of Honor's Acres Second 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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold 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 grantors Covenant 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.

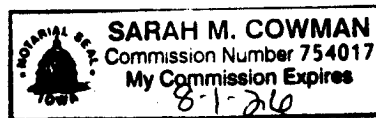
Dated: 11-2-23

Jean S. Nolte
Jean Nolte, Grantor

Chris Nolte, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 11-2-23, 2023 by Jean Nolte and Chris Nolte.



Sarah M. Cowman
Signature of Notary Public