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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$55.20 ANNO

Rev Stamp# 393 DOV# 392 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$35,000⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

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

Taxpayer Information: Vincent General Contracting, L.L.C., Attn: Dan Spain, 2520 Stanton Avenue, Des Moines, IA 50321

Return Document To: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273

Grantors: Barren's Properties, LLC

Grantees: Vincent General Contracting, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Thirty-Five Thousand Dollar(s) and other valuable consideration, Barren's Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Vincent General Contracting, L.L.C., a limited liability company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

The South Fifty-nine (59) feet of Lots Five (5) and Six (6), and the West Twenty-eight (28) feet of the South Fifty-nine (59) feet of Lot Seven (7), in Block Three (3), AND the North Half (1/2) of the West 160 feet of vacated Vine Street lying adjacent to and Southerly of said Lots, All in WILSEY'S ADDITION to the City 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.

The grantor hereby covenants with grantees, 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: 11-6-23

Barren's Properties, LLC, an Iowa limited liability company

By Brett Toncar
Brett Toncar, President/Owner

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 11-6-23, by Brett Toncar, as President and Owner, of Barren's Properties, LLC a limited liability company.



Sarah M. Cowman
Signature of Notary Public