



Document 2023 2745

Book 2023 Page 2745 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125, Phone: 515-961-2574

Taxpayer Information: Four Seasons Auto Wash, L.L.C., 7803 30th Avenue, Norwalk, Iowa
50211

Return Document To: Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125, Phone: 515-961-2574

Grantors: Four Seasons Auto Wash, L.L.C., 7803 30th Avenue, Norwalk, Iowa 50211

Grantees: James J. Watts, 7803 30th Avenue, Norwalk, Iowa 50211

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) (\$1.00) ----- and other valuable consideration, **Four Seasons Auto Wash, L.L.C., an Iowa Limited Liability Company** organized and existing under the laws of Iowa, does hereby Convey to **James J. Watts** the following described real estate in Madison County, Iowa:

The East ½ of the SE ¼ and the SE ¼ of the NE ¼ of Section Twenty-four (24), Township 77 North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel “B” located in the Southeast Quarter of the Southeast Quarter of said Section 24, containing 19.51 acres, as shown in Plat of Survey filed in Book 2, Page 480 on July 5, 1994 in the Office of the Recorder Madison County, Iowa.

Subject to easements and covenants of record

No actual consideration. Exemption No. 428A.2(21)

There are 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 Company 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 stated above; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

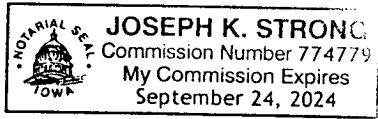
Dated: 10/26/23, 2023

Four Seasons Auto Wash, L.L.C.

By James J. Watts
James J. Watts, Member

STATE OF IOWA :
 : SS
COUNTY OF WARREN :

On this 26 day of October, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James J. Watts to me personally known, who being by me duly sworn, did say that he is Member of Four Seasons Auto Wash, LLC, an Iowa limited liability company, executing the foregoing instrument, that the instrument was signed on behalf of the company by authority of the company and said member acknowledged the execution of the instrument to be the voluntary act and deed of the company, by it and by him voluntarily executed.





Signature of Notary Public