



Document 2023 538

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$255.20
Rev Stamp# 63

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$160,000.⁰⁰

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327

Return document to and mail tax statements to:
RYAN CROSS, 122 East Benton Street, Winterset, Iowa 50273 File #ISS (spo)

1/3

WARRANTY DEED

Legal: **The North Seventy-two (72) feet of Lot One (1) in Block Thirteen (13) of Pitzer and Knight's Addition to the town of Winterset, Madison County, Iowa**



e Address: 122 East Benton Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Anchor Investment Group, LLC a limited liability company**, does hereby convey the above-described real estate to **Ryan Cross, a single person**.


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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater-hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS:</p> <p>On this <u>8</u> day of <u>March</u>, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Michael Dentin</u>, to me known, and who being by me duly sworn, did say that the person is the <u>member</u> of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.</p> <p><i>[Signature]</i> Notary Public in and for said State</p>	<p>Dated: <u>March 8th</u>, 2023</p> <p>ANCHOR INVESTMENT GROUP, LLC A limited liability company by:</p> <p><i>[Signature]</i> <u>Michael Dentin, member</u> PRINT NAME OF SIGNATORY</p> <div data-bbox="987 1283 1365 1394" style="border: 1px solid black; padding: 5px; text-align: center;">  <p>JOHN NEWBURY Commission Number 788449 My Commission Expires February 13, 2024</p> </div>
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