Document 2023 82

Book 2023 Page 82 Type 03 001 Pages 2 Date 1/17/2023 Time 11:32:44AM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$800.80 Rev Stamp# 11 DOV# 10

INDX **ANNO** SCAN

CHEK

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY 10WA

Preparer:

Andrew J. Zbaracki, 2202 Woodlands Pkwy, Clive, IA 50325 (515)-518-6306

Taxpayer address

and Return To: Nicholas R. Sandstrom and Chelsea M. Sandstrom, 5219 Cherrywood Ln, Winterset, IA 50273

## **WARRANTY DEED**

CBB135025.MDK P2205178

For the consideration of One (\$1.00) Dollar and other valuable consideration, Orton Homes, LLC, an Iowa Limited Liability Company (the "Grantor"), does hereby convey to Nicholas R. Sandstrom and Chelsea M. Sandstrom, a married couple (the "Grantees") as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Eleven (11) of CEDAR WOODS PLAT TWO (2), an Addition to the City of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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. This property is conveyed in the ordinary course of business by this deed signed by the Company's Treasurer with the authority to act on behalf 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.	
Dated: [-5-23	
	Orton Homes, LLC, an Iowa Limited Liability Company
	By: Steve Olejniczak, Treasarer
STATE OF <u>lowa</u> ) ss:  COUNTY OF <u>POIK</u> )	
This record was acknowledged before me on Santany 5 2023 by Steve Olejniczak, Treasurer of Orton Homes, LLC an Iowa Limited Liability Company.	
MARIA CASAL Commission Number 815837 My Commission Expires	Notary Public in and for said State