



Document 2023 857

Book 2023 Page 857 Type 03 001 Pages 2	
Date 4/26/2023 Time 8:42:32AM	
Rec Amt \$12.00 Aud Amt \$5.00	INDX
Rev Transfer Tax \$404.00	ANNO
Rev Stamp# 107 DOV# 108	SCAN
BRANDY MACUMBER, COUNTY RECORDER	CHEK
MADISON COUNTY IOWA	

\$ 252,900⁰⁰

Return To: Winterwalk Properties, LLC, 65 E. Jefferson, Winterset, IA 50273

Taxpayer: Winterwalk Properties, LLC, 65 E. Jefferson, Winterset, IA 50273

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED

For the consideration of Two Hundred Fifty-Two Thousand Nine Hundred Dollar(s) and other valuable consideration, Casper Family, LC, a limited liability company organized and existing under the laws of Iowa; and Robert M. Casper and Margaret M. Casper, Co-Trustees of the Robert M. Casper Revocable Trust u/a/d September 23, 2021, do hereby Convey to Winterwalk Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "R" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 8.43 acres, as shown in Plat of Survey filed in Book 2023, Page 442, on March 3, 2023, and corrected by Affidavit filed in Book 2023, Page 562 on March 20, 2023, in the Office of the Recorder of 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: March 30, 2023.

Casper Family, LC, an Iowa limited liability company

By Margaret M Casper
Margaret M. Casper, Agent

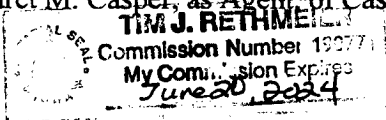
Robert M. Casper Revocable Trust u/a/d
September 23, 2021

By Robert M Casper
Robert M. Casper, as Trustee

By Margaret M. Casper
Margaret M. Casper, as Trustee

STATE OF IOWA, COUNTY OF MADISON

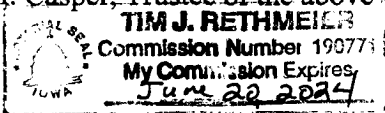
This record was acknowledged before me on March 30, 2023,
by Margaret M. Casper, as Agent of Casper Family, LC a limited liability company.



Tim J. Rethmeier
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

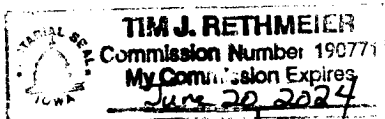
This record was acknowledged before me on March 30, 2023,
by Robert M. Casper, Trustee of the above-entitled trust.



Tim J. Rethmeier
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 30, 2023,
by Margaret M. Casper, Trustee of the above-entitled trust.



Tim J. Rethmeier
Signature of Notary Public