



Document 2023 912

Book 2023 Page 912 Type 03 001 Pages 2

Date 5/02/2023 Time 8:36:31AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,419.20

ANNO

Rev Stamp# 114 DOV# 117

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$887,500

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

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

Taxpayer Information: Winterset Community School District, 303 Wambold Drive, Winterset, IA 50273

Return Document To: Winterset Community School District, 303 Wambold Drive, Winterset, IA 50273

Grantors: Casper Family, LC

Grantees: Winterset Community School District

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Eight Hundred Eighty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Casper Family, LC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Winterset Community School District, a corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Unit One (1) of Parcel A located in Lot Two (2) in Casper First Addition, an official plat in the City of Winterset, Madison County, Iowa, containing 0.07 acres, as shown in Plat of Survey filed in Book 2019, Page 3031 on September 20, 2019, in the Office of the Recorder of Madison County, Iowa, together with the undivided interest in the general and limited common elements appurtenant to such unit, as set forth in the Declaration of Horizontal Regime recorded in Book 2019, at Page 3305, and with any and all other interest appurtenant to such unit pursuant to said Horizontal Property Regime

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.

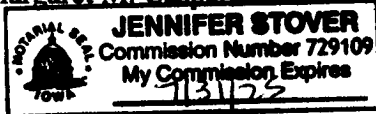
Dated: May 1, 2023

Casper Family, LC, an Iowa limited liability company

By Margaret M. Casper
Margaret M. Casper, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 1, 2023, by Margaret M. Casper, as Member/Manager, of Casper Family, LC a limited liability company.



[Signature]
Signature of Notary Public