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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
Recorder's Cover Sheet**

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

Taxpayer Information: Windmill Valley, LLC, 3001 Yorkshire Blvd., Charles City, IA 50616

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Alan Powell and Linda Powell

Grantees: Windmill Valley, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Alan Powell and Linda Powell, husband and wife, do hereby Convey to Windmill Valley, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4), AND the Southwest Quarter (1/4) of the Northeast Quarter (1/4), AND the Southeast Quarter (1/4) of the Northwest Quarter (1/4), AND the East Fifty (50) feet of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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.

This deed is exempt according to Iowa Code 428A.2(21).

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: January 12, 2023.

Handwritten signature of Alan Powell in black ink.

Alan Powell, Grantor

Handwritten signature of Linda Powell in black ink.

Linda Powell, Grantor

STATE OF IOWA, COUNTY OF Floyd

This record was acknowledged before me on January 12, 2023 by Alan Powell and Linda Powell.

Kelsey Carpenter
Signature of Notary Public

