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Date 1/16/2024 Time 1:14:15PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$615.20 ANNO

Rev Stamp# 15 DOV# 13 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$385,000.00

This instrument prepared by:
SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 515-278-2226

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Return document to and mail tax statements to:
BURNETT REALTY, LLC, 2424 Saint Charles Rd, Winterset, IA 50273

LSB145717

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WARRANTY DEED

Legal: The West One-third (1/3) of Lot Two (2) in Block Twenty-three (23) of the Original Town Plat of Winterset, Madison County, Iowa

Address: 112 W Court Avenue, Winterset, IA 50273



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **LakeRats LLC, a Limited Liability Company**, hereby conveys the above-described real estate to **Burnett Realty, LLC, a Limited Liability Company**.

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

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

State of Iowa

County of Polk

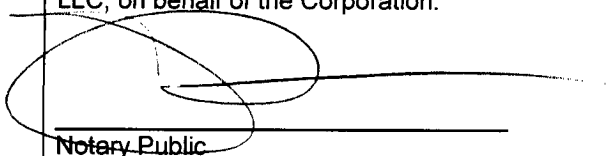
Signed and sworn to before me the day of

1/8/24 (date), by

Kyra Malone, the

owner of LakeRats

LLC, on behalf of the Corporation.



Notary Public

Dated: Jan 8, 2024

LakeRats LLC

BY: 

