



Document 2024 1493

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Date 6/26/2024 Time 3:36:10PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$440.80

Rev Stamp# 203 DOV# 204

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$276,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Serendipity Acres, LLC, c/o Megan Haynes, 602 South 2<sup>nd</sup> Street, Winterset, IA 50273

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,

Phone: 515-462-4912



### WARRANTY DEED

For the consideration of -----Two Hundred Seventy-Six Thousand----- Dollar(s) and other valuable consideration, Edward England, a Single Person, does hereby Convey to Serendipity Acres, LLC, the following described real estate in Madison County, Iowa:

**The East 98½ feet of Lots One (1) and Four (4) in Block Two (2) of Kirkwood's Addition to the Town of Winterset, 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.**

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

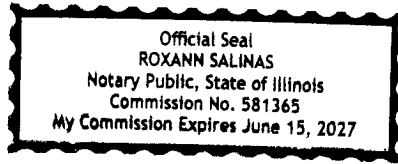
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 17<sup>th</sup>, 2024 .

Edward England, Grantor

STATE OF ILLINOIS, COUNTY OF DuPage

This record was acknowledged before me on June 17<sup>th</sup>, 2024 by Edward England.



Roxann Salinas  
Signature of Notary Public