

\$225,000.00

BK: 2024 PG: 1748
Recorded: 7/22/2024 at 9:21:18.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$359.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**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: Kiara Roberts, 921 E. Court Avenue, Winterset, IA 50273

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

Grantors: Curry Holdings, LLC

Grantees: Kiara Roberts

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Curry Holdings, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Kiara Roberts the following described real estate in Madison County, Iowa:

The South 132 feet of Lot Three (3) of Loughridge & Cassidy's Addition to Winterset, Madison County, Iowa, EXCEPT the West 189 feet thereof.

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: July 17, 2024

Curry Holdings, LLC, an Iowa limited liability company

By [Signature]
Kacy Curry, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 17, 2024 by Kacy Curry, as Member Manager, of Curry Holdings, LLC a limited liability company.

[Signature]
Signature of Notary Public

