



Document 2024 1783

Book 2024 Page 1783 Type 03 001 Pages 3

Date 7/26/2024 Time 1:53:03PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 251

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$130,000.00

**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:** AMW Holdings, LLC, 6701 Westown Parkway, Suite 100, West Des  
Moines, IA 50266

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

**Grantors:** Louis M. Erpelding and Coe L. Erpelding

**Grantees:** AMW Holdings, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, Louis M. Erpelding and Coe L. Erpelding, husband and wife, do hereby Convey to AMW Holdings, LLC, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Two (2) of Huff's Addition to the City of Winterset, Madison County, Iowa.

Locally known as: 1019 N. 4th Avenue, Winterset, IA 50273

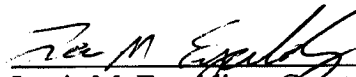
This deed is in fulfillment of Real Estate Contract dated December 21, 2022, and filed December 27, 2022, in Book 2022, Page 3734 of the Recorder's Office of Madison County, Iowa.

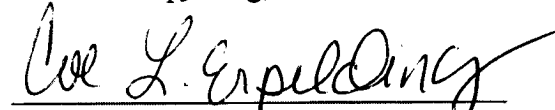
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 7/24/24.

  
\_\_\_\_\_  
Louis M. Erpelding, Grantor

  
\_\_\_\_\_  
Coe L. Erpelding, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-24-24 by  
Louis M. Erpelding and Coe L. Erpelding.



Sarah M. Cowman  
Signature of Notary Public