



Document 2024 1930

Book 2024 Page 1930 Type 03 001 Pages 2

Date 8/09/2024 Time 2:05:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$151.20

Rev Stamp# 273 DOV# 270

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$95,000.00

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9029RSS)

E Return To: Nate Huston, 223 N 8<sup>th</sup> Street, Winterset, IA 50273

Taxpayer Information: Nate Huston, 223 N 8<sup>th</sup> Street, Winterset, IA 50273

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **5149, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to **Propercut LLC**, a Limited Liability Company organized and existing under the laws of State of Iowa, the following described real estate:

**Lot Four (4) in Block Twelve (12) of Laughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa.**



Subject to all covenants, restrictions and easements of record.

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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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: 8/6/24

5149, LLC, an Iowa Limited Liability Company

By: *Darson*  
Darson Grantham, Manager

STATE OF IOWA

COUNTY OF POIK

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)ss:  
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This record was acknowledged before me on August 6, 2024, by Darson Grantham, Manager of 5149, LLC, an Iowa Limited Liability Company.

*Valerie Harryman*  
Notary Public in and for said State

