

**\$390,000.00**

BK: 2024 PG: 2064  
Recorded: 8/26/2024 at 10:04:45.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$623.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return to:** Alicia R. Nicoletto, Nyemaster Goode, P.C., 700 Walnut, Suite 1300, Des Moines, IA 50309  
**Preparer Info:** Lindsey A. Guerrero, 700 Walnut, Suite 1300, Des Moines, IA 50309; (515) 283-3176  
**Address Tax Statement:** Midwest Sunset Enterprises, LLC, 35087 Burgundy Circle, Waukee, IA 50263

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, HANSEN ENTERPRISES, LLC, an Iowa limited liability company (“Grantor”) does hereby convey to MIDWEST SUNSET ENTERPRISES, LLC, an Iowa limited liability company (“Grantee”) the following described real estate in Madison County, Iowa:

**Lot Ten (10) of Helen McCall Huntoon Addition – Plat No. 2 to the City 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 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 Grantor 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.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO WARRANTY DEED]

Dated: August 20, 2024.

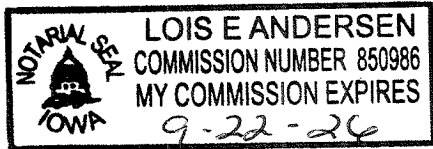
GRANTOR:

HANSEN ENTERPRISES, LLC,  
an Iowa limited liability company

By: *Benjamin D. Hansen, Manager*  
Benjamin D. Hansen, Manager

STATE OF IOWA, COUNTY OF Harrison, ss:

This record was acknowledged before me on August 20, 2024 by Benjamin D. Hansen, as Manager of Hansen Enterprises, LLC, an Iowa limited liability company.



*Lois E Andersen*  
Signature of Notary Public