



Document 2024 2183

Book 2024 Page 2183 Type 03 001 Pages 3
Date 9/09/2024 Time 12:50:12PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$439.20 ANNO
Rev Stamp# 311 DOV# 305 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$274,900⁰⁰

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Randy Beving, 2168 Adams-Union Ave, Lenox, IA 50851

Return Document To: Randy Beving, 2168 Adams-Union Ave, Lenox, IA 50851

Grantors: Barren's Properties, LLC

Grantees: Randy Beving

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Two Hundred Seventy-Four Thousand Nine Hundred Dollar(s) and other valuable consideration, Barren's Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Randy Beving, the following described real estate in Madison County, Iowa:

The North 80 feet of the West Half (1/2) of the North 160 feet of the West 5 1/2 acres of the East 13 1/2 acres of the South Half (1/2) of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND the South Half (1/2) of West One Hundred Sixty (160) feet of vacated Vine Street lying adjacent to and southerly of Lots Five (5), Six (6), and Seven (7), in Block Three (3) of Wilsey's Addition to the City of Winterset.



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 Corporation 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, according to the context.

Dated: 9.5.24

Barren's Properties, LLC, an Iowa limited liability company

By 
Brett Toncar, Member-Manager

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 9-5-24,
by Brett Toncar, as Member-Manager, of Barren's Properties, LLC a limited liability company.

Sarah M. Cowman
Signature of Notary Public

