

BK: 2024 PG: 2197  
Recorded: 9/10/2024 at 3:08:29.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$63.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer Information:** Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

**Address Tax Statement/ Return To:** Jacob Gragg, 1213 Casady Dr., Norwalk, Iowa 50211

**WARRANTY DEED  
(Corporate/Business Entity Grantor)**

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Rudolf Investments, LC, a Limited Company, organized and existing under the laws of Iowa, does hereby Convey to Jacob Gragg and BreaAnna Gragg f/k/a BreaAnna Rudolf, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lot Six (6) in Block Three (3) of Danforth's Addition to the Town of Winterset, Madison County, Iowa.**

**This deed is given in fulfillment of Real Estate Installment Contract to Jacob Gragg and BreaAnna Rudolf filed March 25, 2016 in Book 2016, Page 711.**

**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.

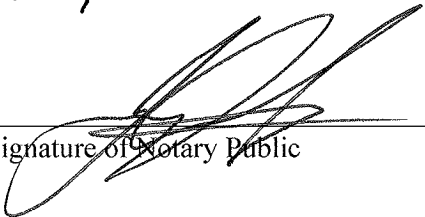
Dated: 8-26-24

**Rudolf Investments, LC, a Limited Company**

By:   
Randy Rudolf, Member

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 8/26/2024, by Randy Rudolf, as Member of Rudolf Investments, LC.

  
Signature of Notary Public

