

\$58,000.00

BK: 2024 PG: 2199
Recorded: 9/10/2024 at 3:16:58.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$92.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
(CORPORATE GRANTOR)**

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: CWF 2024, LLC, 1915 Southeast Clover Ridge Drive, Ankeny, IA 50021

Grantor/Affiant: Community Improvement Group, Inc.

Grantee: CWF 2024, LLC, LLC

For the consideration of ONE Dollar(s) and other valuable consideration, **Community Improvement Group, Inc.**, a Corporation (also known as "Grantor") organized and existing under the laws of Iowa, does hereby Convey to **CWF 2024, LLC**, a **limited liability company**, the following described real estate:


Lot Six (6) in Block Three (3) of Danforth's Addition to the Town 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.

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, according to the context.

Community Improvement Group, Inc.


BY: Levi Freedman, President (DATE) 9-9-24

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 9 day of September,
2024, by Levi Freedman, as President of Community Improvement Group, Inc.


Signature of Notary Public

