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Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$70,000<sup>00</sup>

Prepared By: Jeremy B. Saint, 329 Pierce Street, Suite 200, Sioux City, IA 51101 Phone: 712-224-7557  
After Recording, Return to: LASG Properties LLC, 812 N. 6th Ave. Circle, Winterset, IA 50273  
Address for Tax Statements: LASG Properties LLC, 812 N. 6th Ave. Circle, Winterset, IA 50273

E ✓

**SPECIAL WARRANTY DEED**

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This Indenture, made on the 5<sup>th</sup> day of September, 2024 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as GRANTOR, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration received from LASG Properties LLC, an Iowa limited liability company, hereinafter referred to as GRANTEE, GRANTOR conveys to GRANTEE the following described real estate:

Lot Six (6) in Block Two (2) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa. Also Known As:

Lot Six (6) in Block Two (2) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.

COMMONLY KNOWN AS 603 E. JEFFERSON ST., WINTERSET, IA 50273.

GRANTOR covenants with GRANTEES that GRANTOR:

- 1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- 2) has legal power and lawful authority to convey the same; and
- 3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

There is no known private burial site, well, disposal site for solid waste, 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.

*Exempt from Real Estate Transfer Tax – Iowa Code 428A.2(6).*

[SIGNATURE PAGE FOLLOWS]

