



Document 2024 249

Book 2024 Page 249 Type 03 001 Pages 2

Date 2/02/2024 Time 1:47:35PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$479.20

Rev Stamp# 35 DOV# 37

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 299,635⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Madison County Renovations, Inc., PO Box 521, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Dawney Properties, LLC

Grantees: Madison County Renovations, Inc.


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Ninety-Nine Thousand Six Hundred Thirty-Five Dollar(s) and other valuable consideration, Dawney Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Madison County Renovations, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The North One-Third (1/3) of Lot One (1) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, except the West 16 feet thereof  heretofore conveyed for alley purposes.

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.

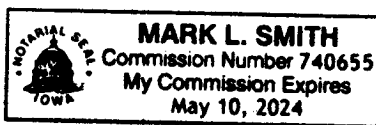
Dated: 2/1/2024.

Dawney Properties, LLC, an Iowa limited liability company

By Sarah J. Dory
Sarah J. Dory, Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/1/2024,
by Sarah J. Dory, as Member-Manager, of Dawney Properties, LLC, a limited liability company.



Mark L. Smith
Signature of Notary Public