

**\$300,000.00**

BK: 2024 PG: 2508  
Recorded: 10/11/2024 at 11:30:12.0 AM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$479.20  
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:** 1183 Vintage Ave, Cumming, LLC, 1001 Grand Ave, West Des Moines, IA 50265

**WARRANTY DEED**

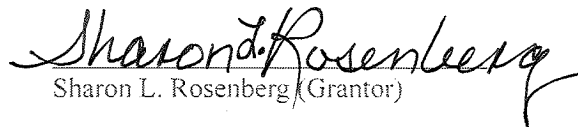
For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Sharon L. Rosenberg, a single person, does hereby Convey to 1183 Vintage Ave, Cumming, LLC, a Limited Liability Company, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

**Lot Fourteen (14) of Hy-View Subdivision, located in the South Half (1/2) of the Southwest Quarter (1/4); in the South Half (1/2) of the Southeast Quarter (1/4); in the Northeast Quarter (1/4) of the Southeast Quarter (1/4); all in Section Ten (10), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

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.

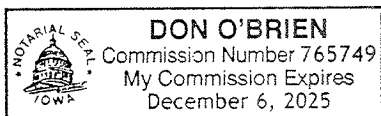
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 11, 2024

  
Sharon L. Rosenberg (Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on October 11<sup>th</sup>, 2024, by Sharon L. Rosenberg.



  
Signature of Notary Public