

\$270,700.00

BK: 2024 PG: 2700  
Recorded: 11/6/2024 at 9:58:29.0 AM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$432.80  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Preparer: LeAnne K Kreil, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103  
Return to: Charles John Allen 320 E High St, WINTERSET, IA 50273  
Taxpayer Information: Charles John Allen 320 E High St, WINTERSET, IA 50273

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dreamstyle Homes, LLC**, an Iowa limited liability company, does hereby Convey to **Charles John Allen** the following described real estate in County, Iowa:

**Lot Three (3) and the North Half (1/2) of Lots One (1) and Two (2) all in Block Three (3) of Guiberson's Addition to the City of Winterset, Madison County, Iowa.**

**Locally known as: 320 E High St, WINTERSET, IA 50273**

**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.**

Subject to all covenants, restrictions and easements of record.

The Limited Liability Company does hereby covenant 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.

**Dreamstyle Homes, LLC**


Dated: 10-28-2024

By:   
Kyle Kuhns, Manager

STATE OF Iowa COUNTY OF Dallas

This instrument was acknowledged before me on the 28 day of October, 2024 by Kyle Kuhns as Manager of Dreamstyle Homes, LLC



  
Notary Public in and for said State