



Document 2024 2962

Book 2024 Page 2962 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$175.20 ANNO
Rev Stamp# 419 DOV# 411 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$110,000

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Silverback Investments, LLC, 9613 Forest Avenue, Clive, IA 50325

E **Return Document To:** Silverback Investments, LLC, 9613 Forest Avenue, Clive, IA 50325

Grantors: Alvin Whitlow

Grantees: Silverback Investments, LLC

Legal Description: See Page 2

City 15726/MBA

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Ten Thousand Dollar(s) and other valuable consideration, Alvin Whitlow, single, does hereby Convey to Silverback Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lot Four (4), Block Twenty-seven (27) of the Original 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.

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.

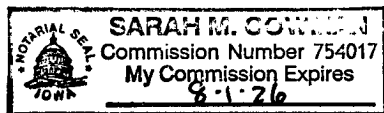
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12-6-24

Alvin Whitlow, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 12-6-24 by Alvin Whitlow.



Sarah M. Cowman
Signature of Notary Public