

\$330,000.00

BK: 2024 PG: 562
Recorded: 3/18/2024 at 8:19:59.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$527.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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: Virginia Kruse, 1504 6th Avenue North, Winterset, IA 50273

Return Document To: Virginia Kruse, 1504 6th Avenue North, Winterset, IA 50273

Grantors: North Stone Townhomes, LLC

Grantees: Virginia Kruse

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Three Hundred Thirty Thousand Dollar(s) and other valuable consideration, North Stone Townhomes, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Virginia Kruse, following described real estate in Madison County, Iowa:

Lot 2A of North Stone Village, Plat No. 7, City 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.

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.

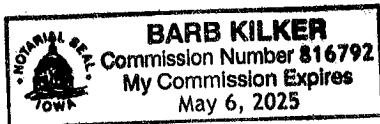
Dated: 3/15/24

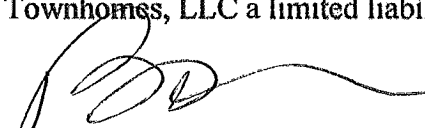
North Stone Townhomes, LLC, an Iowa limited liability company

By 
Peter Corkrean, Member/Manager

Palk
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 15 2024, by Peter Corkrean, as Member/Manager, of North Stone Townhomes, LLC a limited liability company.




Signature of Notary Public