

\$245,000.00

BK: 2024 PG: 602

Recorded: 3/21/2024 at 8:10:28.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$391.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Ste 218, West Des Moines, IA 50266 5158649370

Return To: Melisha Kay Lauer, 510 E High St., Winterset, IA 50273

Taxpayer Information: Melisha Kay Lauer, 510 E High St, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Dreamstyle Homes, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Melisha Kay Lauer, a single person**, the following described real estate:

Lots One (1) and Two (2) of the Resubdivision of Out Lot Ten (10) of the East Addition of Out Lots on the East side of the Town of Winterset, Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 3/18/24

Dreamstyle Homes, L.L.C., an Iowa Limited Liability Company

By: KLH

Kyle Kuhns
Printed Name

Manager
Title

STATE OF IA)
COUNTY OF DALLAS) ss:

This record was acknowledged before me on 3/18/24 by Kyle kuhns as manager of Dreamstyle Homes, L.L.C., an Iowa Limited Liability Company.



[Signature]
Notary Public in and for said State