



Document 2024 691

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Date 4/01/2024 Time 2:38:39PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

E

Return document to and mail tax statements to:

BATJAC PROPERTIES, LLC, 809 E BENTON ST, WINTERSET, IA 50273

$\frac{1}{3}$

QUIT CLAIM DEED

Legal: **Lot Twenty-two (22) in Block Three (3) of Danforth's Second Addition to the Town of Winterset, Madison County, Iowa.**

Address: **809 E Benton St, Winterset, IA 50273**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Amanda Townsley, a single person**, do hereby Quit Claim the above-described real estate to **Batjac Properties, LLC**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

*Exempt pursuant to Iowa code 428a.2(16)

STATE OF Iowa)
) SS:
COUNTY OF Polk)

On this day of 16 March 2024 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Amanda
Townsley, a single person, to me known to be
the identical person(s) named in and who
executed the foregoing instrument and
acknowledged that the person executed the
same as that person's voluntary act and deed.

Thomas Ryan Lamb
Notary Public in and for said State

Dated: 16 March, 2024

Amanda Townsley
Amanda Townsley

