



Document 2024 780

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Date 4/15/2024 Time 1:18:04PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$24.80 ANNO

Rev Stamp# 97 DOV# 100 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$16,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, PO Box 230, Winterset, IA 50273,
Phone: 5154623731

²/₃ **Taxpayer Information:** Complete Properties, LLC, 710 W Filmore, Winterset, IA 50273

Return Document To: Complete Properties, LLC, 710 W Filmore, Winterset, IA 50273

Grantors: Ruby L. Adams

Grantees: Complete Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixteen Thousand Dollar(s) and other valuable consideration, Ruby L. Adams, a single individual, by Steven W. Adams, POA, does hereby Convey to Complete Properties, 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 (½) of Lots One (1) and Two (2) in Block Four (4) of Danforth's Addition to the 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.

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.

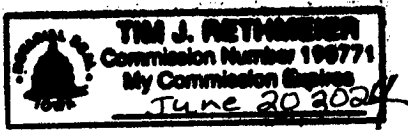
Dated: 4-15-2024

Steven W. Adams POA

Steven W. Adams as Power of Attorney for
Ruby L. Adams, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 15th, 2024 by
Steven W. Adams as Power of Attorney for Ruby L. Adams.



6/20/2024


Signature of Notary Public