



Document 2024 810

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Date 4/18/2024 Time 1:09:30PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$639.20

ANNO

Rev Stamp# 102 DOV# 106

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$400,000.00

**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

<sup>1</sup>/<sub>2</sub> **Taxpayer Information:** Midwest Services, LLC, 1001 East Court Avenue, Winterset, IA 50273

**E** **Return Document To:** Midwest Services, LLC, 1001 East Court Avenue, Winterset, IA 50273

**Grantors:** Maxwell Investments, LLC

**Grantees:** Midwest Services, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Thousand Dollar(s) and other valuable consideration, Maxwell Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Midwest Services, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lots Four (4), Five (5), and Six (6), in Block Seventeen (17) of T.D. Jones' 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.

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.

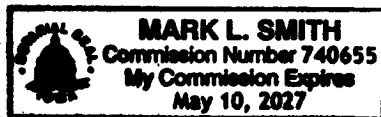
Dated: 4/18/2024

Maxwell Investments, LLC, an Iowa limited liability company

By *Steven C. Maxwell, Jr.*  
Steven C. Maxwell, Jr., Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on *4/18/2024*,  
by Steven C. Maxwell, Jr., as Member/Manager, of Maxwell Investments, LLC a limited liability company.



*Mark L. Smith*  
Signature of Notary Public