BK: 2024 PG: 958

Recorded: 5/3/2024 at 10:48:10.0 AM

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County Recording Fee: \$17.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$367.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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

Return To: Benjamin Flurey, 724 W Buchanan St., Winterset, IA 50273

Taxpayer Information: Benjamin Flurey, 724 W Buchanan 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 Benjamin Flurey, a married person, the following described real estate:

Lots Three (3) and Four (4) in Block Four (4) of A. B. Shriver's Addition to the Town of Winterset, Madison County, Iowa

Subject to all covenants, restrictions and casements 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: 5-2-2024
Dreamstyle Homes, L.L.C., an Iowa Limited Liability Company
By: Chember
Kyle Kuhns Printed Name
member
Title
STATE OF DWA )
COUNTY OF Dailas ) ss:
This record was acknowledged before me on May 2, 2024 by Kyle Kyln S as Welmber of Dreamstyle Homes, L.L.C., an
Iowa Limited Liability Company.
Felle de
FELICIA DAVISON Commission Number 833007 My Commission Expires July 08, 2024  Notary Public in and for said State