



Document 2024 996

Book 2024 Page 996 Type 03 001 Pages 1
 Date 5/09/2024 Time 10:15:00AM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$1,239.20
 Rev Stamp# 126 DOV# 132
 BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

\$775,000

Prepared by / Return to: Linda M. Kirsch, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, Iowa
 52406; Phone: (319) 365-9461

Address Tax Statement to: Amaya, LLC, 222 W 2nd St., Ottumwa, IA 52501

SPECIAL WARRANTY DEED

For valuable consideration, Spirit Lake Motel Limited Liability Limited Partnership f/k/a Spirit Lake Motel Limited Partnership, an Iowa limited liability limited partnership hereby conveys to Amaya LLC, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Helen McCall Huntoon Addition, Plat No. Three (3), to the Town of Winterset, Madison County, Iowa.

Subject to covenants, easements, and restrictions 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 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantors covenant with the grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by or through the grantors, except to the extent stated above. Each of the undersigned relinquishes all rights of dower, homestead and distributive share in and to the above real estate.

Words and phrases in this Deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF ~~IOWA~~ MISSOURI


ss:
Putnam COUNTY

Dated: 5-2, 2024

Spirit Lake Motel Limited Liability
 Limited Partnership f/k/a Spirit Lake
 Motel Limited Partnership

This instrument was acknowledged before me this
5th day of May, 2024, by Thomas
 Williams, General Partner of Spirit Lake Motel
 Limited Liability Limited Partnership f/k/a Spirit
 Lake Motel Limited Partnership.

By: 
 Thomas Williams, General Partner


 Notary Public

