

BK: 2025 PG: 1038
Recorded: 5/1/2025 at 9:08:59.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$932.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Joel B. Templeman, 4949 Westown Parkway, Suite 200, West Des Moines, IA 50266 (515)-243-2100

Taxpayer Information:
Winterset Community School District, 303 Wambold Drive, Winterset, IA 50273

Return Document To: (name and complete address)
Winterset Community School District, 303 Wambold Drive, Winterset, IA 50273

Grantor:
301 Wambold, L.L.C.

Grantee:
Winterset Community School District

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar (\$1.00) and other valuable consideration **301 Wambold, L.L.C.**, an Iowa limited liability company, does hereby convey to **Winterset Community School District**, the following described real estate in Madison County, Iowa:

Unit 2, a part of Parcel "A" located in Lot (2), Casper First Addition, to the City of Winterset, Madison County, Iowa, containing 0.07 acres, as shown in Plat of Survey filed in Book 2019, Page 3031 on September 20, 2019, in the Office of the Recorder of Madison County, Iowa.

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

The grantor hereby covenants with grantee, 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: April 24, 2025.

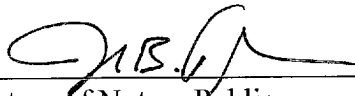
301 Wambold, L.L.C.,
an Iowa limited liability company

By: _____

James D. Elliott, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 24, 2025, by James D. Elliott, as Manager of 301 Wambold, L.L.C., an Iowa limited liability company.



Signature of Notary Public

