

**\$178,500.00**

BK: 2025 PG: 1050  
Recorded: 5/2/2025 at 10:07:53.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$284.80  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Deanne Marie Steffens, 209 West Jefferson Street, UNIT 13, Winterset, IA 50273  
**Taxpayer:** Deanne Marie Steffens, 209 West Jefferson Street, UNIT 13, Winterset, IA 50273  
**Preparer:** A. Eric Neu, 721 N Main St, Carroll, IA 51401, Tel: 712-792-3508

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### **WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, **Krish Investment, LLC**, a limited liability company, organized and existing under the laws of Iowa, does hereby Convey to **Deanne Marie Steffens**, the following described real estate in Madison County, Iowa:

Unit Thirteen (13) of JW Flats, City of Winterset, Madison County, Iowa, and an undivided interest in the common elements and areas of JW Flats, as shown in the Declaration of Horizontal Property Regime filed in Book 2025, Page 518, on March 3, 2025 in the Office of the Recorder of Madison County, Iowa, and any supplements and amendments thereto.

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: 5-1-2025

Krish Investment, LLC,  
an Iowa limited liability company

By [Signature]  
Ryan Huegerich, Manager/Member

STATE OF IOWA, COUNTY OF Madison SS:

This record was acknowledged before me on May 1, 2025, by  
Ryan Huegerich, as Manager/Member, of Krish Investment, LLC an Iowa limited liability  
company.

[Signature]  
Signature of Notary Public

