

\$442,000.00

BK: 2025 PG: 1148

Recorded: 5/12/2025 at 1:49:22.0 PM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$706.40

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (3137RTE)

Return To: Bryan Westphal, 1410 W. Washington St., Winterset, IA 50273

Taxpayer Information: Bryan Westphal, 1410 W. Washington St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Scarn Industries, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to **Bryan Westphal and Erin Gustafson**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirty-four (34) of Honor's Acres Second Addition to the Town of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements 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: 5-9-25

Scarn Industries, LLC, an Iowa Limited
Liability Company

By: [Signature]

Kyle Lehman
Printed Name

Title

STATE OF Iowa

COUNTY OF Polk

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This record was acknowledged before me on 5-9-25, by
Kyle Lehman as member of Scarn Industries, LLC, an Iowa Limited
Liability Company.

[Signature: Sarah M. Cowman]
Notary Public in and for said State

