



Document 2025 1204

Book 2025 Page 1204 Type 03 001 Pages 3
Date 5/16/2025 Time 1:46:24PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$244.80
Rev Stamp# 166 DOV# 164
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$153,077

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel: 5154623731

Taxpayer Information: Flatout Dent Repair, LLC, 217 N 1st Ave, Winterset, IA 50273

Return Document To: Flatout Dent Repair, LLC, 217 N 1st Ave, Winterset, IA 50273

Grantors: Dale E. Tuttle and Nancy L. Tuttle

Grantees: Flatout Dent Repair, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dale E. Tuttle and Nancy L. Tuttle, Husband and Wife, do hereby Convey to Flatout Dent Repair, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South 22 feet of the North Half (½) of Lots Three (3) and Four (4) in Block Eleven (11) of the Original Town of Winterset, Madison County, Iowa, except a strip 16 feet in width off the East side thereof used for alley,

AND

The North 44 feet of Lot Three (3) in Block Eleven (11) of the Original Town of Winterset, Madison County, Iowa.

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.

This Warranty Deed given in satisfaction of Real Estate Contract filed February 19, 2025 in Book 2025, Page 442, in the Recorder's Office of Madison County, Iowa.

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: May 14, 2025.

By Dale E. Tuttle

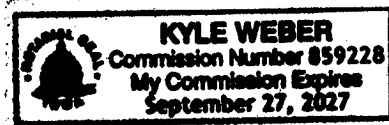
Dale E. Tuttle

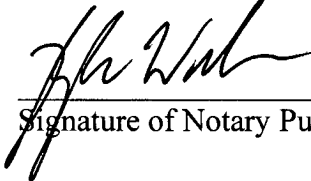
By Nancy L. Tuttle

Nancy L. Tuttle

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 14, 2025 by Dale E. Tuttle and Nancy L. Tuttle.





Signature of Notary Public