



Document 2025 1205

Book 2025 Page 1205 Type 03 001 Pages 3
Date 5/16/2025 Time 1:47:32PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$327.20
Rev Stamp# 167 DOV# 165
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$205,000

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

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

²
3 **Taxpayer Information:** Big Oak Holdings, LLC, 1880 Nature Ct. Winterset, IA 50273

4 ✓ **Return Document To:** Big Oak Holdings, LLC, 1880 Nature Ct. Winterset, IA 50273

Grantors: Flatout Dent Repair, LLC

Grantees: Big Oak Holdings, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Flatout Dent Repair, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Big Oak Holdings, 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.

The Corporation 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, according to the context.

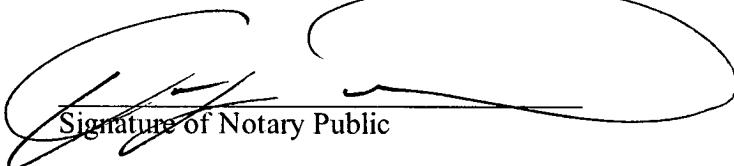
Dated: 05-15-2025.

Flatout Dent Repair, LLC, an Iowa limited liability company

By William Moothart manager
William Moothart, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Aug 15, 2025 by William Moothart as Manager of Flatout Dent Repair, LLC a limited liability company.


Signature of Notary Public

