

BK: 2025 PG: 1278
Recorded: 5/27/2025 at 11:24:14.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jack & Becky Blackford, 5660 Prairie Grass Drive, Johnston, IA 50131
Taxpayer: Jack & Becky Blackford, 5660 Prairie Grass Drive, Johnston, IA 50131
Preparer: A. Eric Neu, 721 N Main St, Carroll, IA 51401, Tel: 712-792-3508



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

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 **Jack E. Blackford and Becky E. Blackford, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

Unit Thirteen (14) 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.

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, according to the context.

Dated: May 15, 25.

Krish Investment, LLC, an Iowa limited liability company

By [Signature]
Ryan Huegerich, Manager/Member

STATE OF IOWA, COUNTY OF CARROLL, SS:

This record was acknowledged before me on May 15, 2025, by Ryan Huegerich, as Manager/Member of Krish Investment, LLC, an Iowa limited liability company.

[Signature]
Signature of Notary Public

