



Document 2025 1348

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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$95.20 ANNO
Rev Stamp# 187 DOV# 183 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$60,000.00

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Silverback Investments, LLC, 9613 Forest Avenue, Clive, IA 50325

Return Document To: Silverback Investments, LLC, 9613 Forest Avenue, Clive, IA 50325

Grantors: IA-Rentals LLC

Grantees: Silverback Investments, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, IA-Rentals LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Silverback Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Three (3) in Block Seventeen (17) of T. D. Jones' Addition to the City 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 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: 5/21/2025

IA-Rentals LLC, an Iowa limited liability company

By *Jeremy McFarland*, member manager
Jeremy McFarland, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 21, 2025, by Jeremy McFarland, as Member Manager, of IA-Rentals LLC, a limited liability company.

Robert C Duff
Signature of Notary Public

