



Document 2025 1397

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Date 6/04/2025 Time 3:11:35PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$655.20

Rev Stamp# 196 DOV# 191

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$410,000

WARRANTY DEED
Recorder's Cover Sheet

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

¹/₁ **Taxpayer Information:** Ryan Rasmussen and Cassie Rasmussen, 1632 Fox Trail, Winterset, IA 50273

☒ **Return Document To:** Ryan Rasmussen, 1632 Fox Trail, Winterset, IA 50273

Grantors: GMCO Land LLC

Grantees: Ryan Rasmussen and Cassie Rasmussen


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Four Hundred Ten Thousand Dollar(s) and other valuable consideration, GMCO Land LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Ryan Rasmussen and Cassie Rasmussen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of Helen McCall Huntoon Addition, Plat No. 1, Except the North 75 feet thereof, 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.

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: 6-4-2025

GMCO Land LLC, an Iowa limited liability company

By Collette Hoven
Collette Hoven, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-4-25, by Collette Hoven, as Manager, of GMCO Land LLC a limited liability company.



[Signature]
Signature of Notary Public