

BK: 2025 PG: 1492
Recorded: 6/12/2025 at 3:41:17.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$212.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

File No: IA25101151

Grantor's Loan No _____

Prepared By: Mitchell L. Taylor, Attorney, Cray Law Firm 420 N. Roosevelt Avenue, Suite 110,
Burlington, IA 52601 (319)752-4537.

Address Tax Statement To:
Rosa Properties LLC, an Iowa limited liability company
6 SW 42nd Street, Des Moines, IA 50312

After Recording, Send to
Boston National Title
400 Rouser Rd , Bldg 2, 5th Floor
Coraopolis, PA 15108

Parcel Number: 820000127040000

WARRANTY DEED

Candance L. Ostrander, unmarried, ("Grantor"), for and in consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Rosa Properties LLC, an Iowa limited liability company**, ("Grantee"), whose tax mailing address is 6 SW 42nd Street, Des Moines, IA 50312, the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lot Four (4) in Block Twenty-seven (27) of the Original Town of Winterset, Madison County, Iowa.

Property Address is: 103 S 3rd St, Winterset, IA 50273

Prior deed recorded at **Book 60, at Page 552**

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

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 6-6, 2025:

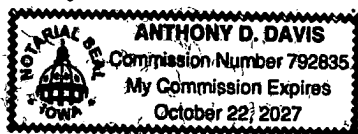
Candance L. Ostrander

Candance L. Ostrander

STATE OF IOWA
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Candance L. Ostrander**, unmarried, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of June, 2025.



Anthony D. Davis
Notary Public

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.