



Document 2025 1525

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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$341.60 ANNO
Rev Stamp# 214 DOV# 209 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$213,865⁰⁰

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr. Ste 100, WDM IA 50265 5158649370

☒ Return To: Karen Bowman, 5214 SE 31st Ct., Des Moines, IA 50320

Taxpayer Information: Karen Bowman, 5214 SE 31st Ct., Des Moines, IA 50320

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **CWF 2024, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Raijlynn Cook and Chase Cook**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Six (6) in Block Three (3) of Danforth's Addition to the Town of Winterset, Madison County, Iowa



Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 6/12/25

CWF 2024, L.L.C., an Iowa Limited Liability Company

By: [Signature]
Caleb Fritzler, Manager

STATE OF IOWA)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on JUNE 12th 2025 by Caleb Fritzler, Manager of CWF 2024, L.L.C., an Iowa Limited Liability Company.



[Signature]
Notary Public in and for said State