

\$1,400,000.00

BK: 2025 PG: 291

Recorded: 1/31/2025 at 11:04:11.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$2,239.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Iowa Equity Exchange PRKG 3132 LLC - 144 Horseshoe Drive Basalt CO 81621

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bruce J. Brockway and Susan A. Brockway, a married couple** (the "Grantors"), do hereby convey to **Iowa Equity Exchange PRKG 3132 LLC** (the "Grantee"), the following described real estate:

Lot One (1) of Mandolfo Addition, Plat #1, to the City of Winterset, Madison County, Iowa, including Parcel "B" located therein, containing 2.9010 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 185 on September 17, 1993, in the Office of the Recorder of 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.

Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 31 day of JAN, 2025.

Bruce J. Brockway
Bruce J. Brockway (Grantor)

Susan A. Brockway
Susan A. Brockway (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on January 31, 2025, by Bruce J. Brockway and Susan A. Brockway.

Jeffrey John Longman
Notary Public

