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Date 2/07/2025 Time 1:09:27PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$551.20

ANNO

Rev Stamp# 58 DOV# 64

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 345,000.00

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: B4 Holdings LLC, 1217 N. 6th Avenue, Suite 3, Winterset, IA 50273

Return Document To: B4 Holdings LLC, 1217 N. 6th Avenue, Suite 3, Winterset, IA 50273

Grantors: Evans View, LLC

Grantees: B4 Holdings LLC


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Three Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, Evans View, LLC, a limited liability company organized and existing under the laws of Iowa do hereby Convey to B4 Holdings 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) of Hutchings' Addition to Winterset, Madison County, Iowa,
EXCEPT the North 16.54 feet thereof. 

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.

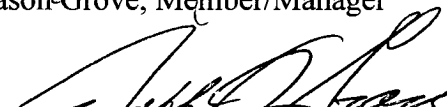
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: 2/7/2025

Evans View, LLC, an Iowa limited liability company


By 
Jason Grove, Member/Manager

By 
Jeff Grove, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 7, 2025,
by Jason Grove, as Member/Manager, of Evans View, LLC a limited liability company.



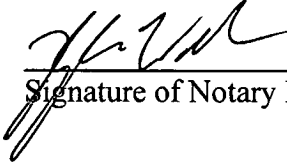


Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 7, 2025,
by Jeff Grove, as Member/Manager, of Evans View, LLC a limited liability company.





Signature of Notary Public