

CONSIDERATION \$175,000.00

BK: 2022 PG: 3451
Recorded: 12/1/2022 at 8:11:19.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

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

Taxpayer Information: Imagine the Possibilities, Inc., 1710 E. Maple Street, Maquoketa, IA
52060

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Madison County, Iowa

Grantees: Imagine the Possibilities, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Madison County, Iowa, a county organized and existing under the laws of Iowa, does hereby Convey to Imagine the Possibilities, Inc., a non-profit corporation organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

Lot 6, 7, and 8, and the East Half of Lot 5, all in Block 7 of A. B. Shriver's Addition to the City of Winterset, Madison County, Iowa.

Deed Restriction: This property shall only be used for community living for individuals with intellectual disabilities and /or mental health related issues that receive support from a care provider. The intent of the property is to create independent living for individuals within the community.

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.

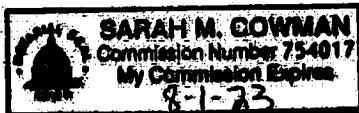
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

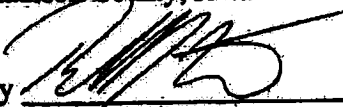
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

The Grantor of this Deed is a unit of government; and therefore, it is exempt from the payment of real estate transfer tax under Section 428A.2(6) of the Code of Iowa.

Dated: 11-29-22

Madison County, Iowa

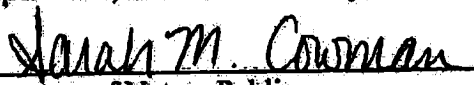


By 

Phillip Clifton, Chairman of Madison County Board of Supervisors

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11-29-22, by Phillip Clifton, as Chairman of Madison County Board of Supervisors, of Madison County, Iowa.


Signature of Notary Public