



Document 2022 3471

Book 2022 Page 3471 Type 03 001 Pages 2  
Date 12/02/2022 Time 2:37:07PM  
Rec Amt \$12.00 Aud Amt \$5.00 INDX  
Rev Transfer Tax \$295.20 ANNO  
Rev Stamp# 459 DOV# 450 SCAN  
LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$185.000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Big Oak Commercial Investments, LLC, 1880 Nature Ct, Winterset, IA  
50273

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

**Grantors:** Susan R. Smith

**Grantees:** Big Oak Commercial Investments, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Susan R. Smith, single, does hereby Convey to Big Oak Commercial Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South Half (½) of Lot Three (3), EXCEPT the East 16 Feet thereof used for alley, and the South Half (½) of Lot Four (4) ALL in Block Eleven (11) of the Original Town of Winterset, Madison County, Iowa. 

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 grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

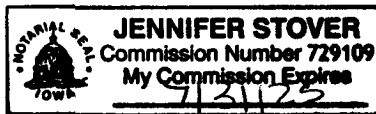
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

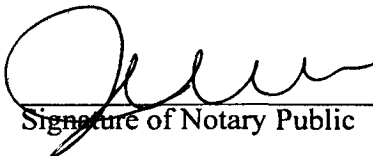
Dated: 11/28/22.

  
Susan R. Smith, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/28/22 by Susan R. Smith.



  
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Signature of Notary Public