



Document 2023 1010

Book 2023 Page 1010 Type 03 001 Pages 2
Date 5/11/2023 Time 11:38:48AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$575.20 ANNO
Rev Stamp# 132 DOV# 133 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 360,000.00

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

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

FI0137111

¹/₂ **Taxpayer Information:** White Sky Snow Removal, LLC, 121 E. Madison, Winterset, IA 50273

¹/₂ **Return Document To:** White Sky Snow Removal, LLC, 121 E. Madison, Winterset, IA 50273

Grantors: Brookhart Rentals, LLC

Grantees: White Sky Snow Removal, 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 Sixty Thousand Dollar(s) and other valuable consideration, Brookhart Rentals, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to White Sky Snow Removal, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Two (2) of Helen McCall Huntoon Addition, Plat No. 1, to the City 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.

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: 5/9/2023.

Brookhart Rentals, LLC, an Iowa limited liability company

By [Signature]
Bill Brookhart, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-9-2023,
by Bill Brookhart, as Member/Manager, of Brookhart Rentals, LLC a limited liability company.

Sarah M. Cowman
Signature of Notary Public

