

**\$1,100,000.00**

BK: 2023 PG: 2765  
Recorded: 11/9/2023 at 1:48:59.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,759.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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This Instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,  
Des Moines, IA 50309

Phone No.: (515)453-4624

Mall tax statements to and Return to:

Krish Investment LLC, 5050 Merle Hay Road, Johnston, IA 50131

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## **SPECIAL WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Lincoln Savings Bank, a Corporation**, does hereby convey unto **Krish Investment LLC, a Limited Liability Company**, the above-described real estate.

Legal: **Units #101, #102, #103, #104, #106, #107, #108, #201, #202, #203, #204, #205, #206, #207, #208, #301, #302, #303, #304, #305, #306, #307, and #308 of Jefferson Place in the City of Winterset, Madison County, Iowa, and an undivided interest in the common elements and areas of Jefferson Place, as shown in the Declaration of Condominium of Jefferson Place filed for record on April 14, 1995 in Town Lot Deed Record 60 at page 159 in the Madison County Recorder's Office (and any supplements and amendments thereto).**

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.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons as to the reservations from and exceptions to warranty, when the claim is by, through, or under the Grantor, but not otherwise. The Grantor makes no warranties prior to the Grantor's ownership of the subject property.

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.

Lincoln Savings Bank

*Sterling Simonsen, First Vice President*  
Printed Name and Title

STATE OF *Iowa* )

COUNTY OF *Black Hawk* )

SS:

This instrument was acknowledged before me on *November 1* by  
*Sterling Simonsen* as *First Vice President* of Lincoln Savings Bank.

*Stefanie Schug*  
Notary Public in and for said State

