



Document 2023 43

Book 2023 Page 43 Type 03 001 Pages 2

Date 1/11/2023 Time 11:18:37AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 4 DOV# 5

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$215,000

✓ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Om Sai Ram Investment LLC, 53 E. Green Street, Winterset, IA 50273

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

WARRANTY DEED

For the consideration of -----Two Hundred Fifteen Thousand Dollar(s)----- and other valuable consideration, Michael N. Rodgers and Christie A. Rodgers, Husband and Wife, do hereby Convey to Om Sai Ram Investment LLC, an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

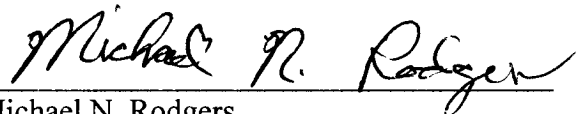
Lot Five (5) in Block Four (4) of the Original Town of Winterset, Madison County, Iowa.

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.

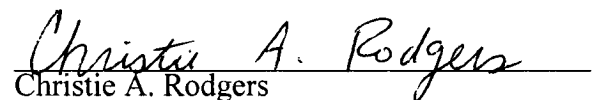
Grantors do Hereby Covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: January 6th, 2023.



Michael N. Rodgers



Christie A. Rodgers

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 14, 2023 by Michael N. Rodgers.



Carla J. Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 16, 2023 by Christie A. Rodgers.



Carla J. Vasey
Signature of Notary Public