



Document 2024 1897

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Date 8/07/2024 Time 12:11:01PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Taxpayer: Madison 505 II, LLC, 6239 PINNACLE PL, Johnston, IA 50131

Return to Preparer: Christopher R. Pose, 505 5th Ave., Ste. 1005, Des Moines, IA 50309

5154000073

WARRANTY DEED

For the consideration of \$1.00 (One) Dollar(s) and other valuable consideration, 505 Madison, LLC, an Iowa limited liability company (the "Grantor"), does hereby convey to 505 Madison II, LLC, an Iowa limited liability company (the "Grantee") the following described real estate in the City of Winterset, Madison County, Iowa:

Lots 6, 7, and 8 in Huntoon Second Addition, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa

This transfer is exempt from transfer tax as having consideration of less than five hundred dollars, in accordance with Iowa Code Section 428A.2(21).

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.

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.

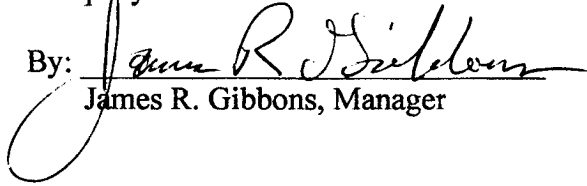
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

<SIGNATURES ON THE FOLLOWING PAGE>

Dated: July 29, 2024

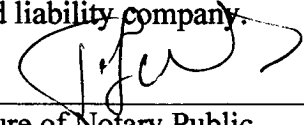
505 MADISON LLC, an Iowa limited liability company

By:


James R. Gibbons, Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on July 29, 2024 by James R. Gibbons, as Manager of 505 Madison LLC, an Iowa limited liability company.



Signature of Notary Public

