



Document 2024 2184

Book 2024 Page 2184 Type 03 001 Pages 3
Date 9/09/2024 Time 12:52:42PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$435.20 ANNO
Rev Stamp# 312 DOV# 306 SCAN
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

\$272,500⁰⁰

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

LN153984MDK

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

Taxpayer Information: Heather King, 224 N. 4th Street, Winterset, IA 50273

Return Document To: Heather King, 224 N. 4th Street, Winterset, IA 50273

Grantors: Madison County Moments, LLC

Grantees: Heather King

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Seventy-Two Thousand Five Hundred Dollar(s) and other valuable consideration, Madison County Moments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Heather King, the following described real estate in Madison County, Iowa:

Lot One (1) in Block Fourteen (14) of the Original Town of Winterset, Madison County, Iowa.



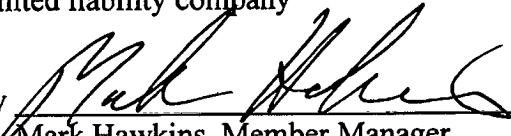
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 9-4-24

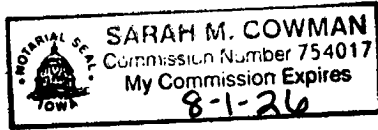
Madison County Moments, LLC, an Iowa
limited liability company

By 
Mark Hawkins, Member Manager

By 
Kayla Hawkins, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-4-24,
by Mark Hawkins, as Member Manager, of Madison County Moments, LLC a limited liability
company.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-4-24,
by Kayla Hawkins, as Member Manager, of Madison County Moments, LLC a limited liability
company.



Sarah M. Cowman
Signature of Notary Public