



Document 2024 2795

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Rev Stamp# 400

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Tyson Daniel Van Laar, 123 N. 8th 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 ----Seventy-Five Thousand Dollar(s)---- and other valuable consideration, R & T Investments, L.L.C., does hereby Convey to Tyson Daniel Van Laar, the following described real estate in Madison County, Iowa:

Lot Four (4) in Block Thirteen (13) of Laughridge & Cassidy's Addition to Winterset, Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract filed on April 18, 2019 in the Madison County Recorder's Office in Book 2019 at Page 1118.

Grantor does hereby Covenant with Grantee, and successor(s) in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

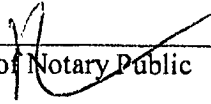
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 13, 2024.

Randall G. Archer, Manager
R & T Investments, L.L.C.

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on November 13, 2024, by Randall G. Archer as Manager of R & T Investments, L.L.C.



Signature of Notary Public

