

Document 2025 1146  
Book 2025 Page 1146 Type 03 001 Pages 2  
Date 5/12/2025 Time 1:26:09PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$231.20  
Rev Stamp# 157 DOV# 155  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$145,000<sup>w</sup>

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

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

**Taxpayer Information:** Komondor Homes, LLC, 513 E. Jefferson Street, Winterset, IA 50273

**Return Document To:** Komondor Homes, LLC, 513 E. Jefferson Street, Winterset, IA 50273

**Grantors:** MBS Rental, LLC

**Grantees:** Komondor Homes, LLC


**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, MBS Rental, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Komondor Homes, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

A part of Outlot Fifteen (15) of the East Addition of Outlots to Winterset, Madison County, Iowa, more particularly described as follows, to-wit:  
Commencing at a point 33 feet North and 63 feet West of the Southeast corner of said Outlot Fifteen (15), and running thence North parallel with the East line of said Outlot Fifteen (15), 8½ rods, thence West 4 rods, thence South 8½ rods, thence East 4 rods to the place of beginning. 

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.

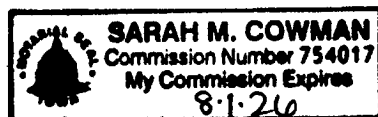
Dated: 5-8-25.

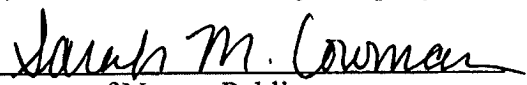
MBS Rental, LLC, an Iowa limited liability company

By   
Norm Fandel, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-8-25,  
by Norm Fandel, as Member Manager, of MBS Rental, LLC a limited liability company.



  
Signature of Notary Public