

BK: 2025 PG: 2711  
Recorded: 10/8/2025 at 9:04:11.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$199.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (4082ROGI)

**Return To:** Tanya Bothwell, 103 South 3rd Street, Winterset, IA 50273

**Taxpayer Information:** Tanya Bothwell, 103 South 3rd Street, Winterset, IA 50273

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Rosa Properties LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa, does hereby Convey to **Tanya Bothwell, a single person**, the following described real estate:

**The North Half (1/2) of Lot Four (4) in Block Twenty-seven (27) of the Original Town of Winterset, Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 10/7/25

Rosa Properties LLC, an Iowa Limited  
Liability Company

By: [Signature]

Greg Rosa, managing member  
Printed Name and Title

STATE OF Iowa )  
 ) ss:  
COUNTY OF Polk )

This record was acknowledged before me on 10/7/2025 by  
Greg Rosa as Managing Member of Rosa Properties LLC, an Iowa  
Limited Liability Company.

[Signature]  
Notary Public in and for said State

