

BK: 2025 PG: 3120
Recorded: 11/18/2025 at 1:06:36.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,082.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: John R. Webber III, 129 W. Fourth St., P.O. Box 250, Ottumwa, IA 52501, Tel: 641-682-8326

Taxpayer Information: Jai Shri Ram, LLC, 1215 N Jefferson Way, Indianola, IA 50125

Return Document To: Jai Shri Ram, LLC, 1215 N Jefferson Way, Indianola, IA 50125

Grantors: Amaya, LLC

Grantees: Jai Shri Ram, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Amaya, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Jai Shri Ram, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Helen McCall Huntoon Addition, Plat No. Three (3), to the 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 Purchase Price includes an amount for Personal Property in the amount of \$248,000.00.

The Corporation 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: November 18, 2025.

Amaya, LLC, an Iowa limited liability company

By 
Mohan Chaudhari, Member

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on November 18, 2025, by Mohan Chaudhari, as Member, of Amaya, LLC, a limited liability company.



BAILEE PAIGE ELLIS
Commission Number
864998
My Commission Expires
05/28/28


Signature of Notary Public