

Preparer: Conner L. Wasson, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309; (515) 246-4403
Return To/ Taxpayer: Winterset CSD, 303 Wambold Dr., Winterset, Iowa 50273; (515) 462-2718

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **Juanita J. Ross, an unmarried person**, does hereby convey to **Winterset Community School District** the following described real estate in Madison County, Iowa:

The East 144.45 feet of the North Half (½) of Lot Five (5) of Lindsey's Addition 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 Grantor hereby covenants with Grantee, 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.

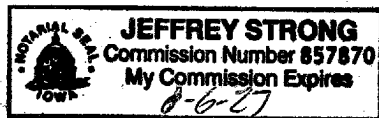
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Dated: 11-23-25, 2025.

Juanita J. Ross
Juanita J. Ross

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on November 23rd, 2025, by Juanita J. Ross.



Jeffrey Strong
Notary Public in and for said State
My commission expires: 8-6-2027