



Document 2025 3314

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Rev Transfer Tax \$775.20
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 485,000⁰⁰

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

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹/₂ **Taxpayer Information:** Batjac Properties, LLC, 558 San Diego Avenue, Hollywood, PA 19046

⁶/₁₀ **Return Document To:** Batjac Properties, LLC, 558 San Diego Avenue, Hollywood, PA 19046

Grantors: JASS4 LLC

Grantees: Batjac Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, JASS4 LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey Batjac Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Three (3), EXCEPT the North Six (6) feet thereof; AND Lot Four (4) of the Re-subdivision of Block Twenty-one (21) of Pitzer & Knight'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 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.

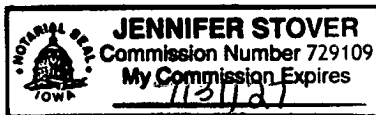
Dated: 12-3-2025

JASS4 LLC, an Iowa limited liability company

By Johna Sullivan
Johna Sullivan, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/3/25, by Johna Sullivan, as Member Manager, of JASS4 LLC a limited liability company.



[Signature]
Signature of Notary Public