



Document 2025 610

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Date 3/14/2025 Time 1:02:02PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 83 DOV# 86

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 130,000.00

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: Roush Collision & Restoration, LLC, 303 E. Madison, Winterset, IA 50273

Return Document To: Roush Collision & Restoration, LLC, 303 E. Madison, Winterset, IA 50273

Grantors: Winterwalk Properties, LLC

Grantees: Roush Collision & Restoration, 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 Thirty Thousand Dollar(s) and other valuable consideration, Winterwalk Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Roush Collision & Restoration, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Two (2) of Winterwalk Commercial Park, Plat 1 City 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.

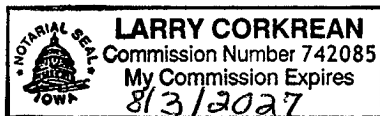
Dated: 3-11-2025

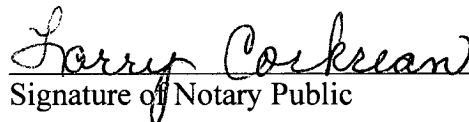
Winterwalk Properties, LLC, an Iowa limited liability company

By 
Peter Corkrean, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/11/2025, by Peter Corkrean, as Member/Manager, of Winterwalk Properties, LLC a limited liability company.




Signature of Notary Public