



Document 2025 722

Book 2025 Page 722 Type 03 001 Pages 2

Date 3/27/2025 Time 8:00:58AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$236.00

Rev Stamp# 98

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Karin Holder, LLC, c/o Karin Holder, 1223 E. Buchanan Street, Winterset, IA 50273  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912



### WARRANTY DEED

For the consideration of ----One Hundred Forty Eight Thousand Dollar(s)---- and other valuable consideration, Thomas R. Randol, a Single Person, does hereby Convey to Karin Holder LLC, the following described real estate in Madison County, Iowa:

**The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-Nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except a tract described as follows: Commencing at the Northwest corner of said 40-acre tract and running thence East 13 rods and 16 links, thence South 20 rods, thence in a Southwesterly direction to a point on the West line of said 40-acre tract 54 rods South of the place of beginning, thence North to the place of beginning.**

**This Deed is in fulfillment of the Amended and Substituted Real Estate Contract filed for record on May 24, 2017 in the Madison County Recorder's Office in Book 2017 at Page 1614 which corrected the legal description and superceded the Real Estate Contract dated April 3, 2017 and filed for record on April 4, 2007 in the Madison County Recorder's Office in Book 2017 at Page 1059.**

Grantor does hereby Covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that they have 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: March 18, 2025.

Thomas R. R. Randol  
Thomas R. Randol

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 18, 2025, by Thomas R. Randol.



Carla J. Vasey  
Signature of Notary Public