



Document 2026 1068

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 185,000<sup>00</sup>

**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

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

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

**Grantors:** Mary Jane Roberts

**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 One Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Mary Jane Roberts, single, does hereby Convey to Batjac Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The North 73 Feet and 5 Inches of the East Half (1/2) of Lot Eighteen (18) of Hutchings 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: 4-15-26

Mary J. Roberts  
Mary Jane Roberts, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/15/26 by  
Mary Jane Roberts.

Jennifer Stover  
Signature of Notary Public

