

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

Preparer Information:

Tonita M. Helton
Helton Law Offices PLLC
501 NW Church Street
Leon, IA 50144
Phone: (641) 446-8664

Taxpayer Information:

Gumtree Circle, LLC
Attn: Jon Ludwick, Mgr.
1005 12th Street
Huntington Beach, CA 92648

Return Document To:

Helton Law Office, PLLC
501 NW Church Street
Leon, IA 50144

Grantors:

Mule Deer Investments, LLC
1840 Jutland Drive
Harvey, LA 70058

Grantees:

Gumtree Circle, LLC
Attn: Jon Ludwick, Mgr.
1005 12th Street
Huntington Beach, CA 92648

Legal Description:

SEE PAGE 2

Document or instrument number of previously recorded documents:

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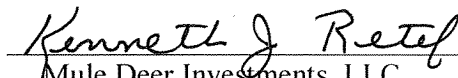
For the consideration of 1 Dollar(s) and other valuable consideration, Mule Deer Investments, LLC, a Louisiana Limited Liability Company does hereby convey to Gumtree Circle, LLC, the following described real estate in Madison County, Iowa:

The Southwest Quarter of Section 32, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying Northwest of the public road and containing 1 acre, more or less, AND EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2017, Page 1529 on May 15, 2017, in the Office of the Recorder of Madison County, Iowa; AND the former railroad right of way across the Northwest Quarter of the Southeast Quarter of said Section 32.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned affirms that he has lawful authority to convey this property on behalf of Grantor without limitation or exception. Each of 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: April 13, 2021



Mule Deer Investments, LLC
By: Kenneth J. Retif, Manager

STATE OF LOUISIANA, PARISH OF JEFFERSON

This record was acknowledged before me this 13th day of April, 2021, by Kenneth J. Retif, as Manager of Mule Deer Investments, LLC.



Signature of Notary Public

