

WARRANTY DEED

(LIMITED LIABILITY COMPANY GRANTOR)

PREPARED BY: P.A. HENRICHSEN -- HENRICHSEN LAW OFFICE 10430 NEW YORK AVE SUITE B  
URBANDALE IA 50322 [pa@henrichsenlawoffice.com](mailto:pa@henrichsenlawoffice.com) 515.727.5330  
RETURN TO: Buck Haven Estates, LLC, 4123 NW 95<sup>th</sup> Place, Polk City, IA 50266  
Send Tax Statements to: Buck Haven Estates, LLC, 4123 NW 95<sup>th</sup> Place, Polk City, IA 50266  
Grantor/Affiant: Mallard Flats 2, LLC  
Grantee: Buck Haven Estates, LLC

For the Consideration of ONE Dollar(s) and other valuable consideration, Mallard Flats 2, LLC, a Limited Liability Company (also known as "Grantor") organized and existing under the laws of Iowa does hereby convey to Buck Haven Estates, LLC, the following described Real Estate in Madison County, Iowa:

See Attached Exhibit "A"

This conveyance is in the ordinary course of the Grantor's business or affairs.

Subject to all Covenants, Restrictions and Easements of Record.

The Limited Liability Company 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; masculine or feminine gender; according to the context.

*[signatures and notary appear on the following page]*

Dated: February 16, 2021

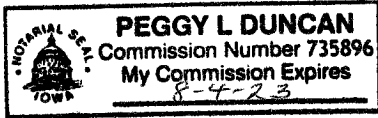
Mallard Flats 2, LLC

By Linda Carver x  
Linda Carver, Managing Member

STATE OF IOWA, COUNTY OF Story SS:

This instrument was acknowledged before me, dated February 16, 2021, by Linda Carver, Managing Member of Mallard Flats 2, LLC.

«seal»



Peggy L Duncan

Notary Public in and for the State of Iowa

COMM # 735896

EXPIRES 8-4-23

**EXHIBIT "A"**

Government Lot Four (4) and all that part of Government Lots Three (3) and Five (5) lying South of County Trunk Road G4R, ALL in Fractional Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, INCLUDING all that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 278 on June 17, 1998, in the Office of the Recorder of Madison County, Iowa; AND all of Government Lots One (1), Two (2) and Six (6) of Fractional Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, INCLUDING all that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 278 on June 17, 1998, in the Office of the Recorder of Madison County, Iowa; EXCEPT a tract of land located in said Lot Five (5) of Section Thirty (30) and in said Lot Six (6) of Section Thirty-one (31), containing 51.85 acres, as shown in Plat of Survey filed in Book 2, Page 190 on April 12, 1990 in the Office of the Recorder of Madison County, Iowa;