

BK: 2022 PG: 1624  
Recorded: 6/1/2022 at 12:19:43.0 PM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$1,999.20  
LISA SMITH RECORDER  
Madison County, Iowa

Return Document To: Iowa MHPS, LLC, 1910 Terralina Dr. Sacramento CA 95834  
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304  
Address Tax Statement: Iowa MHPS, LLC, 1910 Terralina Dr. Sacramento, CA 95834  
AB#22-01732

**WARRANTY DEED**

For the consideration of One and No/100 \_\_\_\_\_ Dollar(s) and other valuable consideration, **B & C Iowa Property, Inc.**, a corporation organized and existing under the laws of Iowa does hereby Convey to **Iowa MHPS LLC**, the following described real estate in **Madison County**, Iowa:

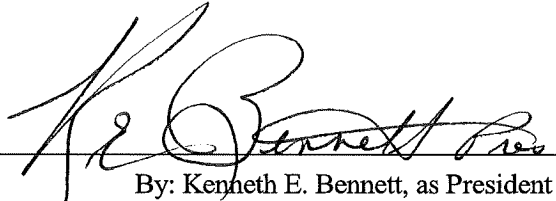
See attached Exhibit A. *^ a Delaware limited liability company*

**Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.**

The 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 according to the context.

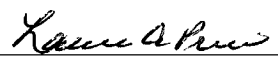
Dated: May 31, 2022

  
By: Kenneth E. Bennett, as President  
of B & C Iowa Property, Inc.

STATE OF IL, COUNTY OF WINNEBAGO, ss:

This instrument was acknowledged before me on the 31st day of May, 2022, by Kenneth E. Bennett, as President of B & C Iowa Property, Inc.



  
Notary Public

## EXHIBIT A

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**The South 11 Acres of the Southeast Quarter of the Northeast Quarter of Section One (1), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract commencing 33 Feet North of the Southeast corner thereof and running thence North 330 feet, thence West 270 feet, thence Southerly 330 feet, thence East 267 feet to the point of beginning, AND EXCEPT a tract commencing 33 feet North and 932 feet West of the Southeast corner thereof and running thence West 360 feet, thence North 330 feet, thence East 360 feet, thence South 330 feet to the point of beginning, AND EXCEPT a parcel of land located in the Southeast Quarter of the Northeast Quarter of Section One (1), Township Seventy-Seven (77) North, Range Twenty-nine (29) West of the 5th P.M., City of Earlham, Madison County, Iowa, more particularly described as follows: Commencing at the East Quarter (1/4) Corner of Section One (1), Township Seventy-Seven (77) North, Range Twenty-nine (29) West of the 5th P.M., City of Earlham, Madison County, Iowa; thence along the south line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section One (1), South 90°00'00" West 932.00 feet; thence North 00°00'00" 33.00 feet to the point of beginning; thence North 00°00'00" 330.00 feet; thence North 90°00'00" East 264.00 feet; thence South 00°00'00" 330.00 feet; thence South 90°00'00" West 264.00 feet to the point of beginning.**

**AND**

**All of Blocks 13 and 14 of Christopher Wilson's Addition to the Town of Earlham, Madison County, Iowa, and a tract commencing 16 feet West of the Southwest corner of said Block 13, thence North to a point 16 feet West of the Northwest corner of Block 14, thence East to the Northwest corner of said Block 14, thence South to the Southwest corner of said Block 14, thence East to the Southeast corner of said Block 14, thence South to the Northeast corner of said Block 13, thence West to the Northwest corner of said Block 13, thence South to the Southwest corner of said Block 13, thence West to the point of beginning.**