

**CONSIDERATION \$828,000**

**BK: 2022 PG: 3020**  
**Recorded: 10/17/2022 at 2:19:33.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$1,324.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Aaron H. Ginkens, 2700 Westown Parkway, Suite 170, West Des Moines, Iowa 50266, Phone: (515) 255-8680

**Taxpayer Information:** IPE1031 REV442, LLC, 6150 Village View Drive, Ste. 113, West Des Moines, Iowa 50266

**Return Document To:** IPE1031 REV442, LLC, 6150 Village View Drive, Ste. 113, West Des Moines, Iowa 50266

**Grantors:** Bryson James Hall

**Grantees:** IPE1031 REV442, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Bryson James Hall, a single person, does hereby Convey to IPE1031 REV442, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND Parcel "A" located in the South Fractional Half (1/2) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty (30), containing 43.24 acres, as shown in Amended Plat of Survey filed in Book 2008, Page 3113 on October 21, 2008, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "E" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4), as shown in Plat of Survey filed in Book 2022, Page 759 on March 14, 2022, in the Office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: 10/6/2022, 2022.

[Signature]
Bryson James Hall, Grantor

STATE OF IOWA

COUNTY OF Polk

This record was acknowledged before me on October 6, 2022 by Bryson James Hall, a single person.

[Signature]
Signature of Notary Public

