

BK: 2022 PG: 3163
Recorded: 10/31/2022 at 3:17:13.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.75
Combined Fee: \$20.75
Revenue Tax: \$23.20
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

Taxpayer Information: MR2D, L.L.C., 1966 175th Lane, Winterset, IA 50273

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors: Elaine Rosencrants as trustee of Elaine Rosencrants Family Trust

Grantees: MR2D, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Elaine Rosencrants, Trustee of Elaine Rosencrants Family Trust, does hereby Convey to MR2D, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

South 25 feet of the North Half 1/2 of the Northwest Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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 grantor holds the real estate by title in fee simple; that grantor 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 grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

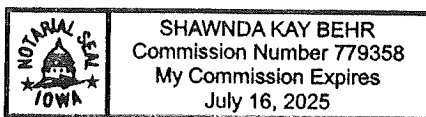
Dated: 10-28-22

Elaine Rosencrants Family Trust

By Elaine Rosencrants, as Trustee

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on October 28th, 2022, by Elaine Rosencrants, Trustee of the above-entitled trust.



Signature of Notary Public