

\$975,103.00

BK: 2023 PG: 1418
Recorded: 6/20/2023 at 1:35:01.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,560.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Joel D. Huston, 1459 Grand Avenue, Des Moines, IA 50309, Phone:
(515) 457-6222

Taxpayer Information: Iowa Natural Heritage Foundation, 505 5th Ave., Suite 444, Des
Moines, IA 50309

Return Document To: Iowa Natural Heritage Foundation, 505 5th Ave., Suite 444, Des Moines,
IA 50309

Grantors: Teamwork Ranch, L.L.C.

Grantees: Iowa Natural Heritage Foundation

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Teamwork Ranch, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Iowa Natural Heritage Foundation, a corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "F" located in the South Half (1/2) of the Northwest Quarter (1/4), and the Southwest Quarter (1/4), and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), and the Northwest Quarter (1/4) of Section Eleven (11), All in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 237.83 acres, as shown in Plat of Survey filed in Book 2023, Page 65 on January 13, 2023, in the Office of the Recorder of 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 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.

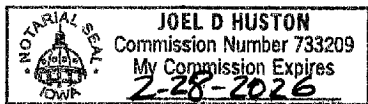
Dated: June 14, 2023

Teamwork Ranch, L.L.C., an Iowa limited liability company

By [Signature]
Charles W. Campbell, Assoc. Chief Legal + Risk Officer

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on June 14, 2023, by Charles W. Campbell, as Chief Legal + Risk Officer, of Teamwork Ranch, L.L.C. a limited liability company.



[Signature]
Signature of Notary Public