

\$1,325,000.00

BK: 2023 PG: 1679
Recorded: 7/20/2023 at 8:33:00.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,119.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Ste 218, West Des Moines, IA 50266 5158649370

Return To: Land Holding, III, 12119 Stratford Dr., Clive, IA 50325

Taxpayer Information: Land Holding, III, 12119 Stratford Dr., Clive, IA 50325

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **BVI Real Estate, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Land Holding III, LLC, a Limited Liability Company**, the following described real estate:

The South Half (1/2) of the Southeast Quarter (1/4) of Section Eleven (11), AND the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the North Half (1/2) of the Northeast Quarter (1/4) of Section Fourteen (14), ALL in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "G" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Fourteen (14), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 2393 on August 14, 2013, in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 7/14/23

BVI Real Estate, L.L.C., an Iowa Limited Liability Company

By: [Signature] Manager

Brad Van Weelden
Printed Name

Manager
Title

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on 7/14/23 by Brad VanWeelden as Manager of BVI Real Estate, L.L.C., an Iowa Limited Liability Company.

[Signature]
Notary Public in and for said State

