



Document 2023 250

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Date 2/13/2023 Time 2:10:39PM

Rec Amt \$32.00 Aud Amt \$5.00

Rev Transfer Tax \$2,300.80

Rev Stamp# 26 DOV# 27

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$14,38,388

**WARRANTY DEED**  
(Several Grantors)  
**Recorder's Cover Sheet**

**Preparer Information:**

Erin Herbold-Swalwell  
5400 University Avenue  
West Des Moines, IA 50266  
Telephone: 515-226-6538

**Taxpayer Information:**

Longball Development, LLC  
c/o Kyle McMahan  
3220 Indian Ridge Drive  
Waukee, IA 50263

**Return Document To:** (name and complete address)

Erin Herbold-Swalwell  
5400 University Avenue  
West Des Moines, IA 50266

**Grantors:**

Christensen Holdings, LLC  
T&S Holdings, LLC  
S.A. Dill Holdings, LLC

**Grantees:**

Longball Development, LLC

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Christensen Holdings, LLC, T&S Holdings, LLC, and S.A. Dill LLC, do hereby Convey to Longball Development, LLC, an Iowa limited liability company, the following described real estate in Adair County, Iowa:

The Fractional West Half (1/2) of the Northwest Quarter (1/4), AND the Fractional West Half (1/2) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> 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.

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.

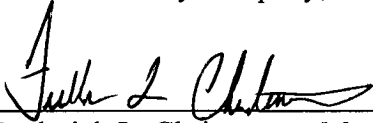
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 1/31/73

[SIGNATURES ON FOLLOWING PAGES]

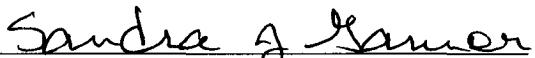
GRANTOR:

CHRISTENSEN HOLDINGS, LLC, an  
Iowa limited liability company,

By:   
Frederick L. Christensen, Managing Member

STATE OF Florida, COUNTY OF Brevard

This record was acknowledged before me on January 31 2023,  
by Frederick L. Christensen, as Managing Member of Christensen Holdings, LLC, an Iowa  
limited liability company.

  
Signature of Notary Public



GRANTOR:

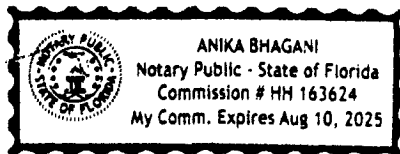
T&S HOLDINGS, LLC, an  
Iowa limited liability company,

By: [Signature]  
Sarah L. Otto, Managing Member

[Signature]  
Tom Otto, Spouse of Sarah L. Otto, hereby  
relinquishing all dower rights and  
any other interest in property.

STATE OF FLORIDA, COUNTY OF ORANGE

This record was acknowledged before me on 01/31/2023,  
by Sarah L. Otto, as Managing Member of T&S Holdings, LLC, an Iowa limited liability  
company, and Tom Otto, spouse of Sarah L. Otto.



[Signature]  
Signature of Notary Public

This record was acknowledged before me on \_\_\_\_\_,  
by Frederick L. Christensen, as Managing Member of Christensen Holdings, LLC, an Iowa  
limited liability company.

\_\_\_\_\_  
Signature of Notary Public

GRANTOR:

T&S HOLDINGS, LLC, an  
Iowa limited liability company,

By:

Sarah L. Otto, Managing Member

Tom Otto, Spouse of Sarah L. Otto

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_,  
by Sarah L. Otto, as Managing Member of T&S Holdings, LLC, an Iowa limited liability  
company, and Tom Otto, spouse of Sarah L. Otto.

\_\_\_\_\_  
Signature of Notary Public

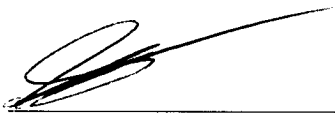
GRANTOR:

S.A. DILL, LLC, an  
Iowa limited liability company,

By: Susan A. Dill  
Susan A. Dill, Managing Member

STATE OF Florida, COUNTY OF Orange

This record was acknowledged before me on February 6<sup>th</sup>, 2023,  
by Susan A. Dill, as Managing Member of S.A. Dill, LLC, an Iowa limited liability company.



Signature of Notary Public

