

BK: 2023 PG: 3151
Recorded: 12/21/2023 at 10:13:16.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$3,227.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$2,017,350.00

This instrument prepared by:
SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES, IA 50266 Phone # (515) 278-2226
Return document to and mail tax statements to:
MR2D LLC, 1637 KNOLL LN, WINTERSSET, IA 50273

TRUSTEE'S WARRANTY DEED

Legal: All that part of the Northeast Fractional Quarter (4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 135.02 acres, as shown in Retracement Survey filed in Book 2023, Page 2521 on October 13, 2023, in the Office of the Recorder of Madison County, Iowa.

Address: Bare Land Madison County Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Elaine Rosencrants, Trustee of the Elaine Rosencrants Family Trust n/k/a the Second Amended and Restated Elaine L. Rosencrants Revocable Trust**, hereby conveys the above-described real estate to **MR2D LLC., a limited liability company.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

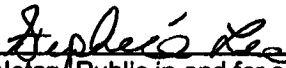
STATE OF Iowa)
COUNTY OF Dallas)

SS:

Dated: 12-20, 2023

On this 20 day of December, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared **Elaine Rosencrants, Trustee of the Elaine Rosencrants Family Trust n/k/a the Second Amended and Restated Elaine L. Rosencrants Revocable Trust**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.


Elaine Rosencrants, Trustee of the Elaine Rosencrants Family Trust n/k/a the Second Amended and Restated Elaine L. Rosencrants Revocable Trust


Notary Public in and for said State

