



Document 2023 423

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Date 3/02/2023 Time 12:09:10PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$152.80

Rev Stamp# 50 DOV# 52

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$96,000⁰⁰

Preparer: Jason R. Sandegren, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (8167RSS)
Return To: Driving Force, LLC, c/o Sean Stewart, Midwest Land Group, 14105 Overbrook Road, Suite D, Leawood, KS 66224

E Taxpayer Information: Driving Force, LLC, c/o Sean Stewart, Midwest Land Group, 14105 Overbrook Road, Suite D, Leawood, KS 66224

CASH35555

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Thielges Farms, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to **Driving Force, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa, the following described real estate:

1/1

Parcel "J" located in the Fractional Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.742 acres, as shown in Plat of Survey filed in Book 2008, Page 277 on January 25, 2008, 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: 2/13/2023

Thielges Farms, LLC, an Iowa Limited Liability Company

By: *Brian Thielges*
Brian Thielges, Managing Member

STATE OF Iowa

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)ss:
)

COUNTY OF Polk

This record was acknowledged before me on February 13th 2023, 2023, by Brian Thielges, Managing Member of Thielges Farms, LLC, an Iowa Limited Liability Company.

Jacey Grant
Notary Public in and for said State

