

\$450,000.00

BK: 2023 PG: 497
Recorded: 3/10/2023 at 2:07:27.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$16.82
Combined Fee: \$38.82
Revenue Tax: \$719.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Jeffrey M. Lamberti, 210 NE Delaware Avenue, Suite 200, Ankeny, Iowa 50021; 515-964-8777

Taxpayer Information:

Little Locust Learning LLC, 715 W. Locust Street, Dubuque, Iowa 52001

Return Document To:

Jeffrey M. Lamberti, 210 NE Delaware Avenue, Suite 200, Ankeny, Iowa 50021

Grantors:

ZEM DERM, LLC

Grantees:

Little Locust Learning LLC

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) (\$1.00) and other valuable consideration, ZEM DERM, LLC, a limited liability company organized and existing under the laws of the State of Iowa, does hereby Convey to Little Locust Learning LLC, a limited liability company organized and existing under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southeast Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.447 acres, as shown in Plat of Survey filed in Town Plat Book 1, Page 146 on December 9, 1977, in the Office of the Recorder of Madison County, Iowa, AND Parcel "C" located in the Southeast Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.672 acres, as shown in Plat of Survey filed in Town Plat Book 1, Page 146 on December 9, 1977, in the Office of the Recorder of Madison County, Iowa.

Subject to 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, according to the context.

Dated: 3-10, 2023.

ZEM DERM, LLC
an Iowa limited liability company

By: 
John P. Dermody, Manager

By: DeAnna Dermody
DeAnna Dermody, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on March 10, 2023,
by John P. Dermody and DeAnna Dermody, as Managers of ZEM DERM, LLC, an Iowa limited
liability company.

Hayley Roberts
Signature of Notary Public

