

BK: 2023 PG: 694
Recorded: 4/10/2023 at 10:20:27.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,200.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$1,375,550.00

Preparer: Conner L. Wasson, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309; (515) 246-4403
Return To: Griffon Point Holding, LLC, 1024 SE 80th Street, Runnells, IA 50237
Taxpayer: Griffon Point Holding, LLC, 1024 SE 80th Street, Runnells, IA 50237

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **New Skye Farm, L.C.**, an Iowa limited liability company (the "Grantor"), does hereby convey to **Griffon Point Holding, LLC**, an Iowa limited liability company (the "Grantee"), the following described real estate in Madison County, Iowa:

See Exhibit A.

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.

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

NEW SKYE FARM, L.C.

Dated: 4.6, 2023.

By: [Signature]
Name: THOMAS D. GHRIST, JR
Its: MANAGER

STATE OF IOWA, COUNTY OF Warren:

This record was acknowledged before me on April 6 2023, by Thomas D Ghrist, as Manager of New Skye Farm, L.C.

[Signature]
Notary Public In And For Said State

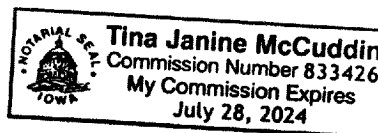


Exhibit A

The Southeast Quarter (¼) and the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" as described in the Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on February 2, 2022 in Book 2022 Page 329 being a part of the Southwest Quarter (¼) of the Southwest Quarter (¼) and part of the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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