

BK: 2023 PG: 807  
Recorded: 4/21/2023 at 1:50:17.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,553.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Randy Hatch and Chris Endres, 4150 R57 Highway, Norwalk, IA 50211  
**Taxpayer:** Randy Hatch and Chris Endres, 4150 R57 Highway, Norwalk, IA 50211  
**Preparer:** Eric D. Reinhart, 207 N 5th Street, P.O. Box 37, Guthrie Center, IA 50115, Ph: 641-332-2216



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Gumtree Circle, LLC, a limited liability company organized and existing under the laws of California, does hereby Convey an undivided SEVENTY-FOUR and SIX-TENTHS percent interest (74.6%) to Randy Hatch, and an undivided TWENTY-FIVE and FOUR-TENTHS percent interest (25.4%) to Chris Endres, in and to the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW1/4) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying Northwest of the public road and containing 1 acre, more or less, AND EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2017 Page 1529 on May 15, 2017, in the Office of the Recorder of Madison County, Iowa; AND the former railroad right of way across the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-two (32); subject to and together with any and all easements, restrictions and covenants of record.

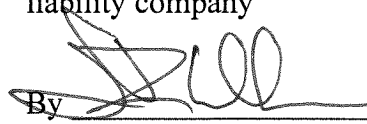
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: April 20, 2023.

Gumtree Circle, LLC, a California limited liability company

By 

Jon Ludwick, Manager

STATE OF Iowa, COUNTY OF Guthrie

This record was acknowledged before me on April 20, 2023, by Jon Ludwick as Manager of Gumtree Circle, LLC, a California limited liability company.

  
Signature of Notary Public

