

\$200,000.00

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BK: 2024 PG: 106
Recorded: 1/16/2024 at 11:48:02.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$319.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309, Phone: 515-246-4555

Taxpayer Information: SLJV Holdings, LLC, 30 N. Gould Street, #38301, Sheridan, WY 82801

Return Document To: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309

Grantors: Land Holding III, LLC

Grantees: SLJV Holdings, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 2023 PG 2047



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Land Holding III, LLC**, an Iowa limited liability company, conveys to **SLJV Holdings, LLC**, a Wyoming limited liability company, the following described real estate in Madison County, Iowa:

Parcel E of a Plat of Survey dated August 28, 2023, filed August 28, 2023, in Book 2023, Page 2047 of the Madison County Recorder's Office, also described as:

That part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southeast corner of said Section 11; thence South 84 degrees 56 minutes 32 seconds West, 825.05 feet along the South line of said Southeast Quarter of the Southeast Quarter; thence North 36 degrees 52 minutes 59 seconds West, 208.38 feet; thence North 76 degrees 36 minutes 53 seconds East, 92.44 feet; thence South 87 degrees 01 minutes 50 seconds East, 132.62 feet; thence North 59 degrees 39 minutes 20 seconds East, 610.14 feet; thence North 02 degrees 16 minutes 12 seconds West, 14.39 feet; thence North 61 degrees 23 minutes 22 seconds East, 225.64 feet to the East line of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 02 minutes 57 seconds East, 539.14 feet to the Point of Beginning, having an area of 6.59 Acres including 0.40 Acres of Road Easement.

This Deed is given in partial fulfillment of a Real Estate Contract dated November 1, 2023, filed November 6, 2023, in Book 2023, Page 2731 of the Madison County Recorder's Office. The warranties of title provided under this Deed extend only to the date of said Contract. The value of this partial fulfillment is \$200,000.00.

Subject to easements and restrictions 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: January 15th, 2024.

LAND HOLDING III, LLC
an Iowa limited liability company

By  Manager

STATE OF IOWA, COUNTY OF POLK) ss

This record was acknowledged before me on January 15th, 2024,
by Steve Bremer, as Manager of Land Holding III, LLC, an Iowa limited liability
company.


Signature of Notary Public

