



Document 2024 1191

Book 2024 Page 1191 Type 03 001 Pages 3

Date 5/31/2024 Time 2:44:40PM

Rec Amt \$17.00 Aud Amt \$20.00 INDX

Rev Transfer Tax \$488.80 ANNO

Rev Stamp# 153 DOV# 159 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$305,662.<sup>50</sup>

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

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

<sup>5</sup>  
**Taxpayer Information:** John M. and Shari J. Paule Revocable Trust, 3500 Pommel Place, West  
Des Moines, IA 50265

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Quail Ridge Partners, LC, successor in interest to Quail Ridge, LC

**Grantees:** John M. Paule and Shari J. Paule as trustees of John M. and Shari J. Paule Revocable  
Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



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

For the consideration of Three Hundred Five Thousand Six Hundred Sixty-Two Point Five Dollar(s) and other valuable consideration, Quail Ridge Partners, LC, successor in interest to Quail Ridge, LC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to John M. Paule and Shari J. Paule, Trustees of John M. and Shari J. Paule Revocable Trust, the following described real estate in Madison County, Iowa:

Parcel "F", being that part of Parcel "C" recorded in Book 3, Page 223, lying South of the Centerline of North River being part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4), and part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), and all of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8), and part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) and part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), ALL IN Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 94.05 acres, as shown in Plat of Survey filed in Book 2024, Page 393 on February 21, 2024, in the Office of the Recorder of Madison County, Iowa.

Reservation:



The Seller hereby reserves the right until June 1, 2045, to have access to the property during deer hunting gun season for the Seller and their accompanied guests. The Seller also reserves the right until June 1, 2045, the exclusive right, at no cost, to tap maple trees on the property for sap/syrup. Lastly, Buyer hereby agrees to follow the Wetland Reserve Program guidelines for the property in perpetuity.

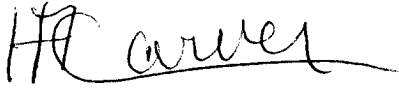
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 5/31/2024.


Quail Ridge Partners, LC, successor in interest to  
Quail Ridge, LC, an Iowa limited liability  
company

By   
H. Alan Carver, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/31/2024, by  
H. Alan Carver, as Member Manager, of Quail Ridge Partners, LC, successor in interest to Quail  
Ridge, LC a limited liability company.



  
Signature of Notary Public