



Document 2024 1670

Book 2024 Page 1670 Type 03 001 Pages 3
Date 7/15/2024 Time 9:53:31AM
Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$3,207.20
Rev Stamp# 232 DOV# 230
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$2,004,750⁰⁰

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

David A. Brown, 6150 Village View Drive, Ste. 113, West Des Moines, IA 50266, Phone: (515) 279-1111

Taxpayer Information: (name and complete address)

The Michael L. Thompson Revocable Trust dated 6/14/2022 and the Teresa S. Thompson Revocable Trust dated 6/14/2022
1360 290th Street
Macksburg, IA 50155

Return Document To: (name and complete address)

Michael L. Thompson Revocable Trust dated 6/14/2022 and the Teresa S. Thompson Revocable Trust dated 6/14/2022
1360 290th Street
Macksburg, IA 50155

Grantors:

IPE1031 REV526, LLC

Grantees:

The Michael L. Thompson Revocable Trust dated 6/14/2022 and the Teresa S. Thompson Revocable Trust dated 6/14/2022

Legal Description: See Page 2 & GWH

Document or instrument number of previously recorded documents

SPECIAL WARRANTY DEED

For the consideration of One (\$1.00) and no/100 Dollar(s) and other valuable consideration, IPE1031 REV526, LLC, does hereby Convey to the Michael L. Thompson Revocable Trust dated 6/14/2022 and the Teresa S. Thompson Revocable Trust dated 6/14/2022 the following described real estate in Madison County, Iowa:

See Attached Addendum.

There **IS NOT** a known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private 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.

IPE1031 REV526, LLC is a Limited Liability Company managed by its manager, IPE 1031 Accommodators, LLC, the sole manager. This conveyance of real estate is made in the ordinary course of the Company's business and David A. Brown, as President of IPE 1031 Accommodators, LLC, has full authority to sign documents of conveyance on behalf of the Limited Liability Company.

Grantors do Hereby Covenant with grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

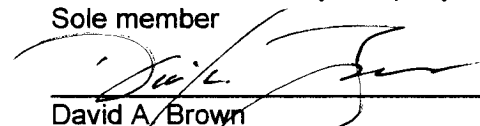
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 10, 2024

IPE1031 REV526, LLC,
an Iowa limited liability company

By: IPE 1031 Accommodators, LLC,
an Iowa limited liability company

Its: Sole member

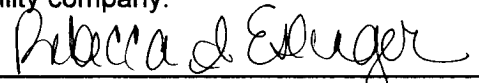
By: 

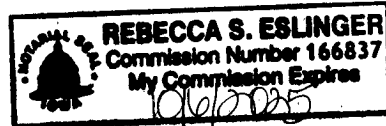
David A. Brown

Its: President

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on the 10th day of July, 2024 by David A. Brown as President of IPE 1031 Accommodators, LLC, an Iowa limited liability company, the sole member of IPE1031 REV526, LLC, an Iowa limited liability company.


Notary Public



ADDENDUM

The Northeast Fractional Quarter ($\frac{1}{4}$) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

AND

The Northeast Fractional Quarter ($\frac{1}{4}$) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located therein, containing 4.98 acres, as shown in Corrected Plat of Survey filed in Book 3, Page 258 on June 3, 1998 in the Office of the Recorder of Madison County, Iowa.