



Document 2024 1964

Book 2024 Page 1964 Type 03 001 Pages 2  
Date 8/14/2024 Time 12:32:40PM  
Rec Amt \$12.00 Aud Amt \$5.00 INDX  
Rev Transfer Tax \$24.00 ANNO  
Rev Stamp# 278 DOV# 274 SCAN  
BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$15,500<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:  
5154623731

**Taxpayer Information:** Primeland Partners, LLC, 967 Kendall Dr. Suite A #180, San  
Bernardino, CA 92407

**Return Document To:** Primeland Partners, LLC, 967 Kendall Dr. Suite A #180, San  
Bernardino, CA 92407

**Grantors:** Lanny Sitzman

**Grantees:** Primeland Partners, LLC

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of Fifteen Thousand Five Hundred Dollar(s) and other valuable consideration, Lanny Sitzman, a single individual, does hereby Convey to Primeland Partners, LLC, a limited liability company organized and existing under the laws of California, as the following described real estate in Madison County, Iowa:

A tract of land located in the West Fractional Half (1/2) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 5 and 1/4 acres more or less, as shown in Plat of Survey filed in Book 2002, Page 485 on January 31, 2002 in the Office of the Recorder of Madison County, Iowa.



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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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.

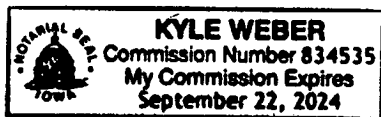
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/14/2024

Lanny Sitzman, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on August 14, 2024 by Lanny Sitzman.



Signature of Notary Public