



Document 2024 2356

Book 2024 Page 2356 Type 03 001 Pages 2

Date 9/27/2024 Time 2:33:07PM

Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$2,311.20 ANNO

Rev Stamp# 332 DOV# 326 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$1,444,550<sup>00</sup>

Prepared by: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170

Return to: Iowa Natural Heritage Foundation, 505 Fifth Ave, Suite 444, Des Moines, IA 50309

Tax Statement to: Iowa Natural Heritage Foundation, 505 Fifth Ave, Suite 444, Des Moines, IA 50309

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## Corporate Warranty Deed

For One Dollar and other valuable consideration,

**Sports Medicine Company, an Iowa Corporation (Grantor),**

hereby conveys to

**Iowa Natural Heritage Foundation and Pheasants Forever, Inc., as tenants in common, each with a 50% undivided interest (Grantees),**

the following described real estate:

**The Southwest Fractional Quarter (SW $\frac{1}{4}$ ) of Section Thirty-one (31), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND**

**The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

**SUBJECT TO ALL USE RESTRICTIONS, FENCE AGREEMENTS, AND EASEMENTS OF RECORD**

Grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate 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 all lawful claims of all persons except as may be above stated. Each of the grantors 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 singular or plural in number, and as masculine or feminine in gender, according to the context.

Warranty Deed  
Sports Medicine Company to Iowa Natural Heritage Foundation  
Page two

Dated 09-25-2024

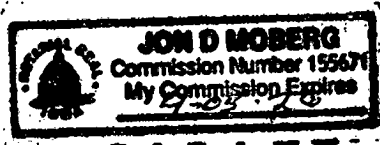
Sports Medicine Company

Peter D. Wirtz, President

by Peter D. Wirtz, President

State of Iowa; County of Madison

This instrument was acknowledged before me on Sept. 25<sup>th</sup>, 2024 by Peter D. Wirtz, President of Sports Medicine Company.



Jon D Moberg  
Notary Public in and for said State and County