

\$1,800,000.00

BK: 2024 PG: 2545

Recorded: 10/17/2024 at 1:11:05.0 PM

Pages 3

County Recording Fee: \$27.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$30.00

Revenue Tax: \$2,879.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**WARRANTY DEED  
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, Unit #38301, Sheridan, WY  
82801

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

**Grantors:** Land Holding III, LLC

**Grantee:** SLJV Holdings, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**  
BK 2023 PG 2731



## WARRANTY DEED

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

The South Half (1/2) of the Southeast Quarter (1/4) of Section Eleven (11), EXCEPT Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eleven (11), containing 6.59 acres, as shown in Plat of Survey filed in Book 2023, Page 2047 on August 28, 2023, in the Office of the Recorder of Madison County, Iowa; AND the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the North Half (1/2) of the Northeast Quarter (1/4) of Section Fourteen (14), ALL in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa; EXCEPT Parcel "G" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Fourteen (14), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 2393 on August 14, 2013, in the Office of the Recorder of Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract dated October 30, 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.

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: October 9, 2024.

**LAND HOLDING III, LLC**

By: STB

STATE OF IOWA, COUNTY OF Polk : ss

This record was acknowledged before me on October 9th, 2024,  
by Steve Bivere, Manager of Land Holding III, LLC, an Iowa limited liability  
company.

  
\_\_\_\_\_  
Signature of Notary Public

