

\$10,000.00

BK: 2025 PG: 1226
Recorded: 5/20/2025 at 9:29:31.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$15.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (name and complete address)

Hammer Built, LLC
425 N.W. Fourth Street
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072

Grantors:

AJDT Properties, LLC

Grantees:

Hammer Built, LLC

Legal Description: See Page 2



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$10,000.00 and no/100ths Dollar(s) and other valuable consideration, **AJDT PROPERTIES, LLC**, a limited liability company organized under the laws of the State of Iowa, does hereby Convey to **HAMMER BUILT, LLC**, a limited liability company organized under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

The West Half (½) of Lots Seven (7), Eight (8), and Nine (9) in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa.

This deed conveys to Hammer Built, LLC all right, title and interest of AJDT Properties, LLC in and to the above-described real estate which AJDT Properties, LLC was purchasing from LL Ventures, LLC on real estate contract recorded on March 21, 2023, in Book 2023, Page 564, in the Office of the Recorder of Madison County, Iowa. This conveyance supplements the Assignment and Assumption of Real Estate Contract between AJDT Properties, LLC and Hammer Built Properties, LLC recorded concurrently with this deed. This deed is not given in fulfillment of the real estate contract recorded in Book 2023, Page 564, but instead the deed in fulfillment of said real estate contract will be delivered by LL Ventures, LLC, the current legal titleholder of the real estate, to Hammer Built, LLC upon full satisfaction by Hammer Built of the real estate 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.

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 7th day of May, 2025.

AJDT Properties, LLC
an Iowa limited liability company

By [Signature]
Dustin Belgarde, Member

By [Signature]
Travis Belgarde, Member

By [Signature]
Alex Hodgell, Jr., Member

By [Signature]
Jesse Morrill, Member

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 7th day of May, 2025, by Dustin Belgarde as Member of AJDT Properties, LLC.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 7th day of May, 2025, by Travis Belgarde as Member of AJDT Properties, LLC.




[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 1st day of May, 2025, by Alex Hodgell, Jr. as Member of AJDT Properties, LLC.

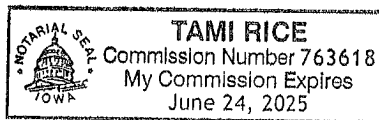





Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 1st day of May, 2025, by Jesse Morrill as Member of AJDT Properties, LLC.





Signature of Notary Public