Return To: Jason Springer, 148 W. 2nd Street Suite 4, Madrid, 50156
Taxpayer: Paul F. Marshall and Emily J. Marshall, 1890 Hogback Bridge Rd, Winterset, IA 50273
Preparer: Jason Springer, 148 W. 2nd Street Suite 4, Madrid, IA 50156, Tel: 5154191471

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Riverside Raceway, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Paul F. Marshall and Emily J. Marshall as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of the Subdivision of the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located therein, containing 0.438 acres, as shown in Plat of Survey filed in Book 2003, Page 1181, on March 4, 2003, in the Office of the Recorder of Madison County, Iowa; AND Lot Two (2) of the Subdivision of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14), EXCEPT Parcel "C" located therein, containing 0.273 acres, as shown in Plat of Survey filed in Book 2003, Page 1181, on March 4, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "E", a part of Lot Three (3) of the Subdivision of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14), containing 1.744 acres, as shown in Plat of Survey filed in Book 2003, Page 1180, on March 4, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "F", a part of Lot Three (3) of the Subdivision of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14), and a part of Lot Three (3) of the Subdivision of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14), containing 6.632 acres, as shown in Plat of Survey filed in Book 2003, Page 1180, on March 4, 2003, in the Office of the Recorder of Madison County, Iowa; AND Lot Two (2) of the Subdivision of the Northeast Quarter (¼) of the Northeast

Quarter (¼) of said Section Fourteen (14); AND Parcel "E" located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.62 acres, as shown in Plat of Survey filed in Book 2013, Page 81 on January 8, 2013, in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2013, Page 116 on January 10, 2013.

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: __6/20/25__ .

Riverside Raceway, LLC, an Iowa limited liability company

By _____
Jeff Chapman, Member-Manager

STATE OF NEW HAMPSHIRE, COUNTY OF __Carroll__

This record was acknowledged before me on __June 20th, 2025__ , by Jeff Chapman, as Member-Manager, of Riverside Raceway, LLC a limited liability company.

_____
Signature of Notary Public

(Notary seal: ERIKA L BRACKETT, COM. EXP., NOTARY PUBLIC, 01-28-27, NEW HAMPSHIRE)