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Book 2025 Page 17 Type 03 001 Pages 4

Date 1/03/2025 Time 2:00:52PM

Rec Amt \$22.00 Aud Amt \$15.00

Rev Transfer Tax \$799.20

Rev Stamp# 3 DOV# 2

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$500,000⁰⁰

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Phelps Real Estate, LLC, 818 W. Husky Drive, Winterset, IA 50273

Return Document To: Phelps Real Estate, LLC, 818 W. Husky Drive, Winterset, IA 50273

Grantors: Yare, LLC

Grantees: Phelps Real Estate, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Five Hundred Thousand Dollar(s) and other valuable consideration, Yare, LLC, a limited liability company organized and existing under the laws of New York, does hereby Convey to Phelps Real Estate LLC., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

An Undivided One-half ($\frac{1}{2}$) interest in and to:

All that part of the South Half ($\frac{1}{2}$) of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, lying West of the Public Highway, EXCEPT all that part thereof deeded to Madison County, Iowa as set forth in Warranty Deed filed in Deed Record 109, Page 25, on May 25, 1979 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6), containing 4.207 acres, as shown in Plat of Survey filed in Book 2011, Page 314 on January 28, 2011 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part of Parcels "A" and "B" located in the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Six (6), a shown in Plat of Survey filed in Deed Record 106, Page 365, on February 7, 1977 in the Office of the Recorder of Madison County Iowa; AND Parcel "K" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 7.78 acres more or less, as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018 in the Office of the Recorder of Madison County, Iowa; AND the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, EXCEPT the West Twenty (20) feet of the South Seventy-one (71) rods thereof.



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: 12/19/24.

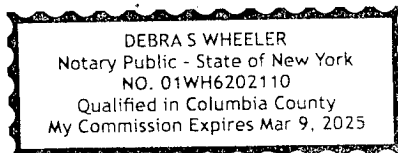
Yare, LLC, a New York limited liability company

By [Signature]
Miranda R. Barry, Member Manager

By [Signature]
Stephanie Barry Agnew, Member Manager

STATE OF NEW YORK, COUNTY OF Columbia

This record was acknowledged before me on 20th December 2024,
by Miranda R. Barry, as Member Manager, Yare, LLC, a limited liability company.



Debra S. Wheeler
Signature of Notary Public

STATE OF ~~NEW YORK~~, COUNTY OF Marin
California

This record was acknowledged before me on _____,
by Stephanie Barry Agnew, as Member Manager, Yare, LLC a limited liability company.

See Attached Certificate DAI
Signature of Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Marin)

On 12/19/2024 before me, Dipu Nepali, Notary Public
(insert name and title of the officer)

personally appeared Stephanie Barry Agnew
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Dipu Nepali

(Seal)

