

BK: 2025 PG: 2017
Recorded: 8/1/2025 at 12:01:55.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$26.22
Combined Fee: \$43.22
Revenue Tax: \$1,228.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Madison County Memorial Hospital, 300 W Hutchings St., Winterset,
IA 50273

Return Document To: Madison County Memorial Hospital, 300 W Hutchings St., Winterset,
IA 50273

Grantors: TBI Enterprises, LLC

Grantees: Madison County Memorial Hospital

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, TBI Enterprises, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Madison County Memorial Hospital the following described real estate in Madison County, Iowa:

The West Half of Lots Six (6), Seven (7), and Eight (8) in Block Four (4) of the Original Town of Earlham, Madison County, Iowa.

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 Corporation 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.

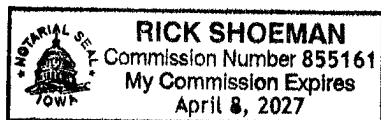
Dated: July 31, 2025

TBI Enterprises, LLC, an Iowa limited liability company

By Isaac Tessmer
Isaac Tessmer, Member-Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on JULY 31, 2025 by Isaac Tessmer, as Member-Manager, of TBI Enterprises, LLC a limited liability company.



Rick Shoeman
Signature of Notary Public