



Document 2025 21

Book 2025 Page 21 Type 03 001 Pages 4

Date 1/03/2025 Time 2:06:32PM

Rec Amt \$22.00 Aud Amt \$10.00

Rev Transfer Tax \$559.20

Rev Stamp# 5 DOV# 4

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$350,000<sup>00</sup>

**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:** NDTCO as custodian FBO Jason Phelps IRA, 1070 Century Drive, Louisville, CO 80027

☒ **Return Document To:** NDTCO as custodian FBO Jason Phelps IRA, 1070 Century Drive, Louisville, CO 80027

☒ **Grantors:** Yare, LLC

**Grantees:** NDTCO as custodian FBO Jason Phelps IRA

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Three Hundred Fifty 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 NDTCO as custodian FBO Jason Phelps IRA the following described real estate in Madison County, Iowa:

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



The Northwest 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 5<sup>th</sup> P.M., Madison County, Iowa, **AND** all that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7) lying West of the public road, **EXCEPT** all that part of Parcels "A" and "B" located therein, containing 5.2487 acres and 1.9966 acres respectively, as 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 EXCEPT** Parcels "K", "L", "M", "N", and "P" located in the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018, **AND EXCEPT** Parcel "D" of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), containing 0.22 acres, as shown in Plat of Survey filed in Book 2012, Page 2921, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "G" located in the North Half ( $\frac{1}{2}$ ) of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), containing 1.047 acres, as shown in Plat of Survey filed in Book 2012, Page 2920, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "L" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), containing 19.84 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** Parcel "M" located in the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), containing 3.03 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** Parcel "P" located in the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), containing 3.00 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** Parcel "H" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 23.05 acres, as shown in Plat of Survey filed in Book 2012, Page 2922, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa; **AND** the East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twelve (12).

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

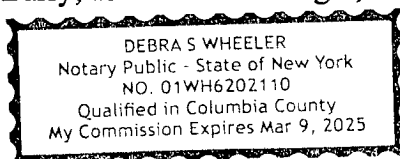
Yare, LLC, a New York limited liability company

By Miranda R. Barry  
Miranda R. Barry, Member Manager

By Stephanie Barry Agnew  
Stephanie Barry Agnew, Member Manager

STATE OF NEW YORK, COUNTY OF Columbia

This record was acknowledged before me on 20<sup>th</sup> November 2024,  
by Miranda R. Barry, as Member Manager, of Yare, LLC, a limited liability company.



Debra S. Wheeler  
Signature of Notary Public

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

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

See Attached Certificate DN  
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 Stephenie 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



(Seal)

