




Document 2025 218
Book 2025 Page 218 Type 03 001 Pages 2
Date 1/24/2025 Time 1:05:11PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$323.20
Rev Stamp# 36 DOV# 36
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$207,500⁰⁰

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr. Ste 100, WDM IA 50265 5158649370

 Return To: Demir Miljkovic, 4415 162nd St., Urbandale, IA 50323

Taxpayer Information: Demir Miljkovic, 4415 162nd St., Urbandale, IA 50323

REG-157702



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **CFH, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Demir Miljkovic and Leah Miljkovic, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "C" located in the Southeast Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 23.848 acres, as shown in Amended Plat of Survey filed in Book 2024, Page 1915 on August 9, 2024, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.



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, and as masculine or feminine gender, according to the context.

Dated: 1/22/25

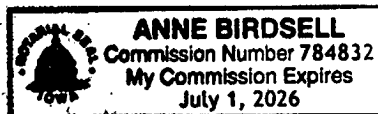
CFH, L.L.C., an Iowa Limited Liability Company

By: Bull Run Holdings, LLC, an Iowa Limited Liability Company, it's Sole member and Manager

By: [Signature]
David A. Brown, Manager

STATE OF Iowa)
COUNTY OF Dallas) ss:

This record was acknowledged before me on January 22, 2025 by David A. Brown as Manager of Bull Run Holdings, LLC, the manager of CFH, L.L.C., an Iowa Limited Liability Company.



[Signature]
Notary Public in and for said State