

BK: 2025 PG: 2226
Recorded: 8/20/2025 at 8:41:52.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$396.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: John P. and Kimberly S. Patience, 1984 – 152nd Street, Earlham, Iowa 50072
Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$248,000.00 and no/100ths Dollar(s) and other valuable consideration, **THE STANLEY FIVE, LLC**, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to **JOHN P. PATIENCE and KIMBERLY S. PATIENCE, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 28, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

This deed is delivered to the grantees in fulfillment of a real estate contract recorded on July 31, 2014 in Book 2014, Page 1877, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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: July 10, 2025.

THE STANLEY FIVE, LLC
an Iowa Limited Liability Company

By Ann Marie Epperson
Ann Marie Epperson, Member

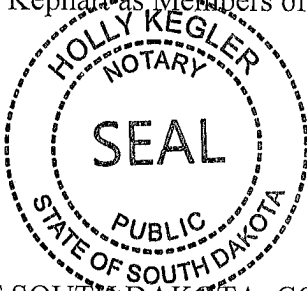
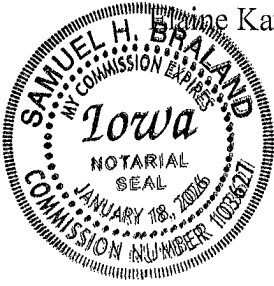
By Elaine Kay Kephart
Elaine Kay Kephart, Member

By Lynne Stanley
Lynne Stanley, Member

By Martha Louise Brown
Martha Louise Brown, Member

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on July 10, 2025, by Ann Marie Epperson and Elaine Kay Kephart as Members of The Stanley Five, LLC.



[Signature]
Signature of Notary Public

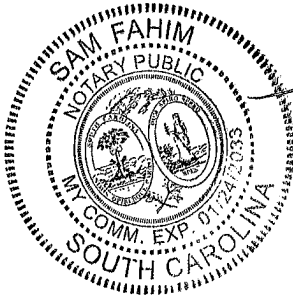
STATE OF SOUTH DAKOTA, COUNTY OF Lawrence, ss:

This record was acknowledged before me on the 28 day of July, 2025 by Lynne Stanley as Member of The Stanley Five, LLC.

[Signature] My Commission Expires
March 1, 2027
Signature of Notary Public

STATE OF SOUTH CAROLINA, COUNTY OF Greenville, ss:

This record was acknowledged before me on the 13 day of August, 2025 by Martha Louise Brown as Member of The Stanley Five, LLC.



[Signature]
Signature of Notary Public