

\$1,495,000.00

BK: 2025 PG: 2380
Recorded: 9/5/2025 at 3:38:05.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,391.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: David H. Mason, 415 Clay St., P.O. Box 627, Cedar Falls, IA 50613, Phone: (319) 277-6830
Send Tax Statements to: Roaming Hills, LLC, PO Box 65664, West Des Moines, IA 50265
Return Document to: Roaming Hills, LLC, PO Box 65664, West Des Moines, IA 50265

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Links Properties, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Roaming Hills, LLC, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M, Madison County.

AND

The Southeast Quarter (1/4) of the Northwest Quarter (1/4): EXCEPT the North 30 Acres thereof; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North. Range Twenty-six (26) West of the 5th P.M, Madison County.

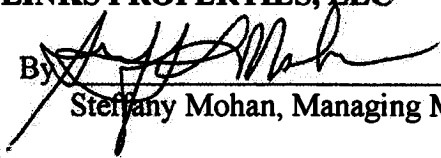
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: September 5, 2025.

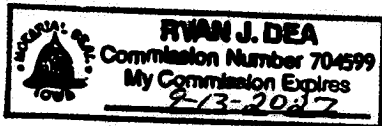
LINKS PROPERTIES, LLC

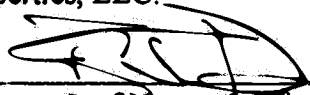
By 

Steffany Mohan, Managing Member

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on September 5, 2025, by
Steffany L. Mohan as Managing Member of Links Properties, LLC.




Signature of Notary Public