

BK: 2025 PG: 2396
Recorded: 9/8/2025 at 2:28:12.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$12.25
Combined Fee: \$29.25
Revenue Tax: \$479.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: Kenneth C. Ryan, 110 S Harlan St., Neponset, Illinois 61345

**WARRANTY DEED
(Corporate/Business Entity Grantor)**

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Elm Ridge Apartments LLC, a Limited Liability Company, organized and existing under the laws of Iowa, does hereby Convey to Kenneth C. Ryan, the following described real estate in Madison County, Iowa:

Lot One (1) and the East 5 feet of Lot Two (2) in Block Nine (9) of Hartman & Young's Addition to the Town of St. Charles, 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.

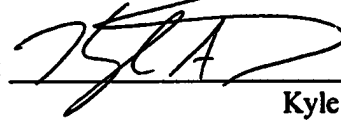
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: 9/4/2025

Elm Ridge Apartments LLC, a Limited Liability Company

By: _____



Kyle Freeman, Member

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 9/4/2025, by Kyle Freeman, as Member of Elm Ridge Apartments LLC.

Signature of Notary Public

