



Document 2025 2409

Book 2025 Page 2409 Type 03 001 Pages 2

Date 9/09/2025 Time 1:15:52PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$199.20

ANNO

Rev Stamp# 335 DOV# 331

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$125,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

ESB11117SI

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Tel: 515-697-4282

¹
Taxpayer Information: Temple, LLC, 1298 Earlham Rd., Earlham, IA 50072

⁶
Return Document To: Adam Doll, 1009 Main Street, Adel, Iowa 50003-1454

Grantors: Cash Flow Iowa, LLC

Grantees: Temple, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Cash Flow Iowa, LLC, organized and existing under the laws of Iowa, does hereby convey to Temple, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Commencing at the Southeast corner of Lot Three (3) in Block Nine (9) of the Original Town of Earlham, Madison County, Iowa, running thence North 37 Feet, Thence West 50 Feet, thence North 3 Feet, thence West to the intersection of the right of way of the Chicago, Rock Island and Pacific Railroad, thence along the South line of said Lot (3) in a Southeasterly direction to the place of beginning.

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: 9/5/25

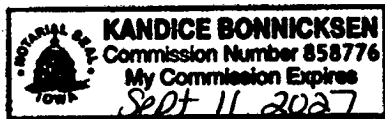
Cash Flow Iowa, LLC

By

Lynda Clayton, Manager

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 9/5/25, by Lynda Clayton, as Manager of Cash Flow Iowa, LLC.



Kandice Bonnickson
Signature of Notary Public