

\$340,000

BK: 2025 PG: 2438

Recorded: 9/12/2025 at 11:25:21.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$543.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309, Tel: 515-246-4555

Taxpayer Information: CDG Real Estate LLC, 110 S. Chestnut Avenue, Earlham, IA 50072

Return Document To: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, Iowa 50309

Grantors: Richard C. Apodaca and Debra J. Apodaca

Grantee: CDG Real Estate LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 2015 PG 478



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Richard C. Apodaca and Debra J. Apodaca**, husband and wife, do hereby Convey to **CDG Real Estate LLC**, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

The North Thirty-five (35) feet of the West Ninety (90) feet of Lot Nine (9) in Block Ten (10) of the Original Town of Earlham, Madison County, Iowa; AND a tract of land located North of said Lot Nine (9), and more particularly described as follows, to-wit: Commencing at the Northwest corner of said Lot Nine (9), thence North 2 feet, thence East 90 feet, thence South 2 feet, thence West 90 feet to the point of beginning;

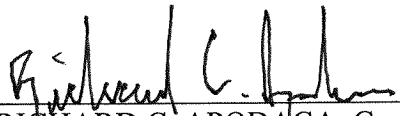
Subject to easements and restrictions of record.

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.

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.

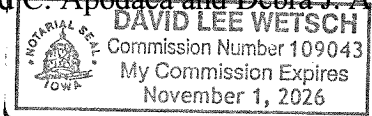
Dated: Sept 11, 2025

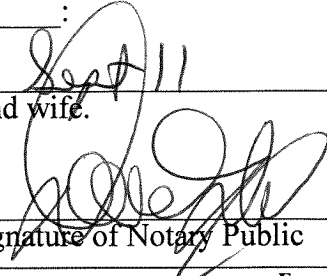

RICHARD C. APODACA, Grantor


DEBRA J. APODACA, Grantor

STATE OF IOWA, COUNTY OF Madison:

This record was acknowledged before me on Sept 11, 2025, by Richard C. Apodaca and Debra J. Apodaca, husband and wife.




Signature of Notary Public