

BK: 2025 PG: 2443
Recorded: 9/12/2025 at 11:29:19.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: DuWayne J. Dalen, 1401 Willis Ave, PO Box 487, Perry, IA 50220,
Tel: 515-465-4641

Taxpayer Information: Wilson Blue Bear, LLC, 415 Walnut Street, De Soto, IA 50069

Return Document To: Wilson Blue Bear, LLC, 415 Walnut Street, De Soto, IA 50069

Grantors: Ted Hansen and Marie Hansen, a married couple
Sandra Laust, a single person
Amy Taylor and Robert Taylor, a married couple

Grantee: Wilson Blue Bear, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of One Dollar and other valuable consideration, **Ted Hansen and Marie Hansen**, a married couple, **Sandra Laust**, a single person, and **Amy Taylor and Robert Taylor**, a married couple, do hereby Convey to **Wilson Blue Bear, LLC**, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel B, in the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey Recorded in Book 2018, Page 1817 in the office of the Madison County Recorder.

Exemption 428A.2(15)

Grantors do Hereby Covenant with grantee, 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: 8-19-2025

Ted Hansen

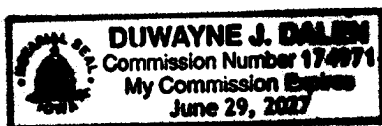
Ted Hansen, Grantor

Marie Hansen

Marie Hansen, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on August 19, 2025, by Ted Hansen and Marie Hansen, a married couple.



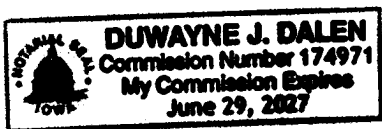
Duwayne J. Dalen
Signature of Notary Public

Sandra Laust

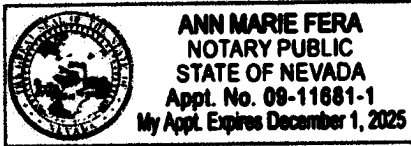
Sandra Laust, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on August 19, 2025, by Sandra Laust, a single person.



Duwayne J. Dalen
Signature of Notary Public



Amy Taylor
Amy Taylor, Grantor

Robert Taylor
Robert Taylor, Grantor

STATE OF Nevada, COUNTY OF Clark

This record was acknowledged before me on August 29, 2025, by Amy Taylor and Robert Taylor, a married couple.

Ann Marie Fera
Signature of Notary Public