



Document 2025 270

Book 2025 Page 270 Type 03 001 Pages 4  
Date 1/30/2025 Time 1:44:09PM  
Rec Amt \$22.00 Aud Amt \$5.00  
Rev Transfer Tax \$399.20  
Rev Stamp# 40 DOV# 42  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$250,000.00

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

<sup>1</sup>/<sub>5</sub> **Taxpayer Information:** Pepperharrow Farm L.L.C., 1809 S. 4th Avenue, Winterset, IA 50273

<sup>1</sup>/<sub>2</sub> **Return Document To:** Pepperharrow Farm L.L.C., 1809 S. 4th Avenue, Winterset, IA 50273

**Grantors:** Yare, LLC

**Grantees:** Pepperharrow Farm L.L.C.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration Yare, LLC, a limited liability company organized and existing under the laws of New York, does hereby Convey to Pepperharrow Farm L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

An Undivided One-half (½) interest in and to:

The Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to public highway.

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: 12/19/24

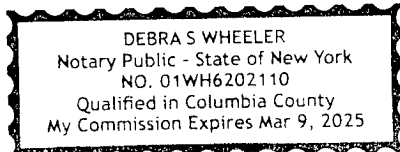
Yare, LLC, a New York limited liability company

By Miranda R. Barry  
Miranda R. Barry, Member Manager

By Stephanie Barry Agnew  
Stephanie Barry Agnew, Member Manager

STATE OF NEW YORK, COUNTY OF Columbia

This record was acknowledged before me on 20<sup>th</sup> December 2024,  
by Miranda R. Barry, as Member Manager, Yare, LLC a limited liability company.



Debra S. Wheeler  
Signature of Notary Public

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_,  
by Stephanie Barry Agnew, as Member Manager, Yare, LLC a limited liability company.

See Attached Certificate DNI  
Signature of Notary Public

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Marin

On 12/19/2024 before me, Dipu Nepali, Notary Public  
(Insert name and title of the officer)

personally appeared Stephanie Barry Agnew  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

