



\$1,968,432.50

BK: 2025 PG: 2987

Recorded: 11/6/2025 at 11:39:59.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$3,148.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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This instrument prepared by:

ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

KEATON SCHUT, 1336 POINTE COURT, CUMMING, IA 50061

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### **WARRANTY DEED**

**Legal:** Lot Sixteen (16) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

**Address:** 1336 Pointe Court, Cumming, IA 50061

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Custom Holdings LLC, a Limited Liability Company**, hereby conveys the above-described real estate to **Keaton Schut and Rose Schut, a married couple as joint tenants with full rights of survivorship and not as tenants in common.**

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

STATE OF IOWA )

SS:

COUNTY OF POLK )

On this 28 day of October,  
2025 before me the undersigned, a Notary  
Public in and for said State, personally  
appeared Ryan Kauffman, to me  
known, and who being by me duly sworn, did say  
that the person is the  
member of said  
limited liability company; that no seal has been  
procured by the limited liability company, and  
that this instrument was signed on behalf of the  
limited liability company by authority of its  
members or managers; that the person signing  
this deed has the authority to act on behalf of the  
limited liability company; and that the person  
acknowledged the execution of this instrument to  
be the voluntary act and deed of the limited  
liability company, by it voluntarily executed.

Stacey Block  
Notary Public in and for said State

Dated: October 28<sup>th</sup>, 2025

Custom Holdings LLC

BY: Ryan Kauffman

Print Name of Signatory



STACEY BLOCK  
Commission Number 820319  
My Commission Expires  
September 24th, 2028