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Date 2/03/2025 Time 9:53:40AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$3,263.20

Rev Stamp# 46 DOV# 52

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$2,040,000.00

**Return To:** Creative M Squares, LLC, 1501 42nd St., Ste. 550, West Des Moines, IA 50266

**Taxpayer:** Creative M Squares, LLC, 1501 42nd St., Ste. 550, West Des Moines, IA 50266

**Preparer:** Matthew E. Laughlin, 215 10th Street, Suite 1300, Des Moines, IA 50309, Tel: 515-288-2500



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

For the consideration of Two Million Forty Thousand Dollar(s) and other valuable consideration, LRG Holdings, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Creative M Squares, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4); AND the South Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4); AND the South Half (1/2) of the Northwest Quarter (1/4); ALL IN Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

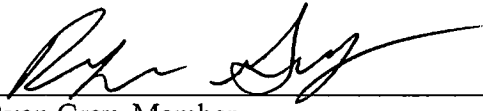
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

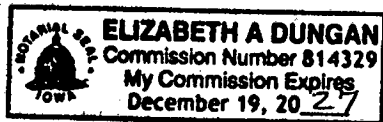
Dated: January 29, 2025

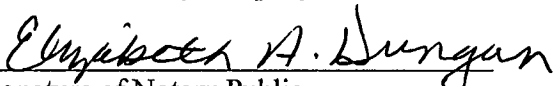
LRG Holdings, LLC, an Iowa limited liability company

By   
Ryan Gray, Member

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on January 29, 2025,  
by Ryan Gray, as Member, of LRG Holdings, LLC a limited liability company.



  
Signature of Notary Public