



Document 2025 3087

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 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$439.20
 Rev Stamp# 411 DOV# 414

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$275,000⁰⁰

Preparer: Tyler M. Phelan, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (4110WBR)
Return To: AM Tigges Properties, LLC, 35094 Jewell Dr, Earlham, IA 50072
Taxpayer Information: AM Tigges Properties, LLC, 35094 Jewell Dr, Earlham, IA 50072

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SPECIAL WARRANTY DEED

MidWestOne Bank, whose mailing address is 102 S Clinton Street, Iowa City, Iowa 52240, ("Grantor"), for the sum of \$275,000.00 (Two Hundred Seventy-five Thousand Dollars and Zero Cents) in consideration paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **AM Tigges Properties, LLC**, whose mailing address is 35094 Jewell Dr, Earlham, IA 50072, ("Grantee"), the following described real property and premises, situated in Madison County, Iowa, to wit:

Parcel "B" located in the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.447 acres, as shown in Plat of Survey filed in Town Plat Book 1, Page 146 on December 9, 1977, in the Office of the Recorder of Madison County, Iowa; AND Parcel "C" located in the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.672 acres, as shown in Plat of Survey filed in Town Plat Book 1, Page 146 on December 9, 1977, in the Office of the Recorder of 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.

Subject to all covenants, restrictions and easements of record.

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, the Grantor(s), but not otherwise.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor(s) has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

Dated: 11-12-2025

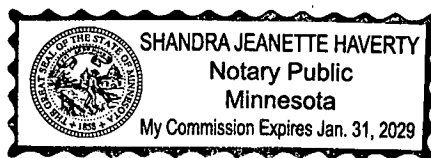
MidWestOne Bank

By: [Signature]
Heather Wheelock
Printed Name
Vice President
Title

By: [Signature]
Jodi Radanke
Printed Name
First Vice President
Title

STATE OF Minnesota)
COUNTY OF Washington) ss:

On November 12th, 2025, before me Shandra Haverty
a notary public, personally appeared Heather Wheelock as Vice President and
Jodi Radanke as First Vice President of MidWestOne Bank, known to me, or proved
to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the
signing thereof to be their free and voluntary act and deed.



[Signature]
Notary Public in and for said State