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Date 2/05/2025 Time 10:21:20AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,023.20

Re Stamp# 50 DOV# 57

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$640,000

**SPECIAL WARRANTY DEED**  
**THE IOWA STATE BAR ASSOCIATION**  
Official Form No. 105  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

David A. Brown, 6150 Village View Drive, Ste. 113, West Des Moines, IA 50266, Phone: (515) 279-1111

**Taxpayer Information:** (name and complete address)

Timothy J. Lupkes and Beva D. Lupkes  
102 E. Sycamore Street  
St. Charles, IA 50240

**Return Document To:** (name and complete address)

Timothy J. Lupkes and Beva D. Lupkes  
102 E. Sycamore Street  
St. Charles, IA 50240

**Grantors:**

IPE1031 REV564, LLC

**Grantees:**

Timothy J. Lupkes and Beva D. Lupkes

**Legal Description:** See Page 2 & GWH

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

## SPECIAL WARRANTY DEED

For the consideration of One (\$1.00) and no/100 Dollar(s) and other valuable consideration, IPE1031 REV564, LLC, does hereby Convey to Timothy J. Lupkes and Beva D. Lupkes the following described real estate in Madison County, Iowa:

The East Half of the Southwest Quarter (E½ SW¼) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land commencing at the Northwest corner of the East Half of the Southwest Quarter (E½ SW¼) of said Section Thirty-six (36), thence Easterly along the North line of said 80 acre tract 250 feet, thence South 523.2 feet, thence Westerly 250 feet to the West line of said 80 acre tract, thence North 522.7 feet along said West line to the point of beginning and containing 2.991 acres, more or less.

There **IS NOT** a known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private 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.

IPE1031 REV564, LLC is a Limited Liability Company managed by its manager, IPE 1031 Accommodators, LLC, the sole manager. This conveyance of real estate is made in the ordinary course of the Company's business and David A. Brown, as President of IPE 1031 Accommodators, LLC, has full authority to sign documents of conveyance on behalf of the Limited Liability Company.

Grantors do Hereby Covenant with grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

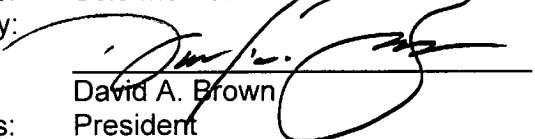
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: January 31, 2025

IPE1031 REV564, LLC,  
an Iowa limited liability company

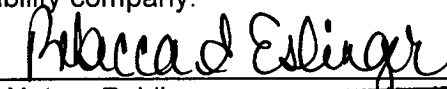
By: IPE 1031 Accommodators, LLC,  
an Iowa limited liability company

Its: Sole member

By:   
David A. Brown  
Its: President

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on the 31<sup>st</sup> day of January, 2025 by David A. Brown as President of IPE 1031 Accommodators, LLC, an Iowa limited liability company, the sole member of IPE1031 REV564, LLC, an Iowa limited liability company.

  
Notary Public  
