



Document 2025 435

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Date 2/19/2025 Time 12:38:30PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,199.20

Rev Stamp# 65 DOV# 70

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$750,000⁰⁰

Return To Preparer: Lisa R. Wilson, Wilson, Egge & Loya, P.C., 222 N.W. Sunrise Drive, Waukee, IA 50263, (515) 369-2502
Address Tax Statement: Findlay Farms, LLC, 26533 V Ave., Waukee, IA 50263

$\frac{1}{2}$

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, OLD POST PROPERTIES, LLC, an Iowa limited liability company, hereby Conveys unto FINDLAY FARMS, LLC, an Iowa limited liability company, the following described real estate, situated in Madison County, Iowa:

Parcel "N" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 13.85 acres, as shown in Plat of Survey filed in Book 2014, Page 496 on March 4, 2014, in the office of the Recorder of Madison County, Iowa.



SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.


Grantor does hereby covenant with grantees, and their successors in interest, that said grantor holds fee title to the real estate; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and it covenants to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead, and distributive share in and to such 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.

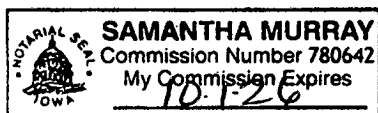
Dated 2/14, 2025.

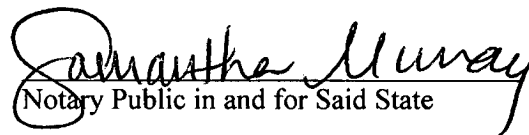
OLD POST PROPERTIES, LLC


By: Nick Williams, Manager

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

This record was acknowledged before me on this 14 day of February, 2025, by Nick Williams, Manager, Old Post Properties, LLC.




Notary Public in and for Said State