

\$527,915.15

BK: 2025 PG: 506
Recorded: 2/28/2025 at 2:48:33.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$844.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Trevor A. Jordison, 12012 Ridgemon Dr., Urbandale IA 50323 - 515-207-2365

Taxpayer Information: (Name and complete address)

Midwest Memorials, LLC, 402 10TH STREET, SUITE 700, Cedar Rapids IA 52403

Return Document To: (Name and complete address)

Midwest Memorials, LLC, 402 10TH STREET, SUITE 700, Cedar Rapids IA 52403

Grantors: Ellston Properties, LLC

Grantees: Midwest Memorials, LLC

Legal description: See attached

Document or instrument number of previously recorded documents:



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

For the consideration of One (1) Dollar(s) and other valuable consideration, Ellston Properties, LLC, a Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Midwest Memorials, LLC the following described real estate in Madison County, Iowa:

Lot One (1) of C & C Allen's Addition to the City of Winterset, Madison County, Iowa, EXCEPT Parcel "J" a part of said Lot One (1), containing 1.141 acres, as shown in Plat of Survey filed in Book 2004, Page 4919 on October 19, 2004, in the Office of the Recorder of Madison County, Iowa

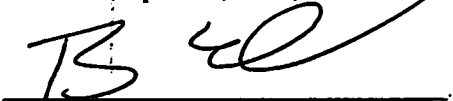
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirements to submit a groundwater hazard statement.

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 on February 2, 2025.

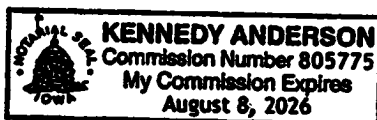
Ellston Properties, LLC, an Iowa Limited Liability Company



By Anthony Wenck, Manager of Ellston Properties, LLC

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 2, 2025 by Anthony Wenck
as manager
of Ellston Properties, LLC




Signature of Notary Public