



Document 2025 863

Book 2025 Page 863 Type 03 001 Pages 2

Date 4/11/2025 Time 1:10:28PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,470.40

Rev Stamp# 120 DOV# 120

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$919,050.00

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:  
5154623731

**Taxpayer Information:** OSE, LLC, 5273 S Newton Ave, Springfield, MO 65810

**Return Document To:** OSE, LLC, 5273 S Newton Ave, Springfield, MO 65810

**Grantors:** Bruce K. Sawyers

**Grantees:** OSE, LLC

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bruce K. Sawyers, does hereby Convey to OSE, LLC, a limited liability company organized and existing under the laws of Missouri, the following described real estate in Madison County, Iowa:

**Parcel "E" located in the Southwest Quarter (¼) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, containing 61.27 acres, as shown in Plat of Survey filed in Book 2025, Page 316 on February 4, 2025, in the Office of the Recorder of Madison County, Iowa.**

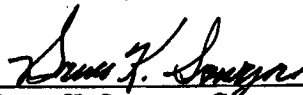


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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.

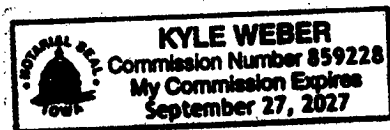
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

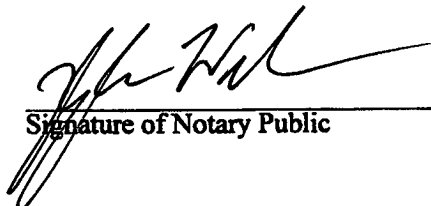
Dated: 4/10/25

  
Bruce K. Sawyers, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 10, 2025 by Bruce K. Sawyers.



  
Signature of Notary Public