

BK: 2026 PG: 1247
Recorded: 5/5/2026 at 10:50:32.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,919.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

DS3T Real Estate, LLC
1713 Dolores River Drive
Windsor, Colorado 80550

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Carolyn S. Boyle

Grantees:

DS3T Real Estate, LLC

Legal Description: See Page 2



WARRANTY DEED

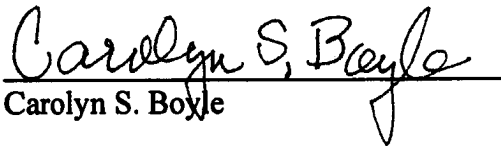
For the consideration of \$1,200,000.00 and no/100ths----- Dollars and other valuable consideration, **CAROLYN S. BOYLE, a single person;** does hereby convey to: **DS3T REAL ESTATE, LLC** the following described real estate in Madison County, Iowa:

The East 70 acres of the Southeast Quarter (¼) of Section Twenty-six (26) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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.

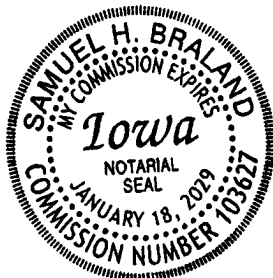
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

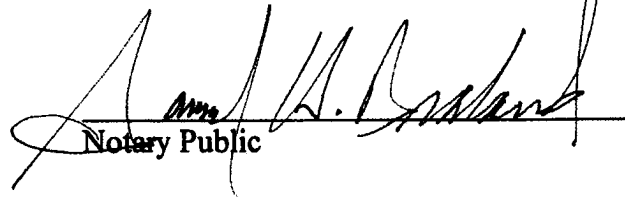
Dated this 1st day of May, 2026.


Carolyn S. Boyle

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 1st day of May, 2026 by Carolyn S. Boyle, a single person.




Notary Public