

BK: 2026 PG: 1303
Recorded: 5/11/2026 at 8:35:03.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$223.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Tel: 515-697-4282

Taxpayer Information: Seth Groves and Sarah Groves, 620 NE 3rd St., Earlham, IA 50072

Return Document To: Adam Doll, 1009 Main Street, Adel, Iowa 50003-1454

Grantors: Arnburg Investments, LLC

Grantees: Seth Groves and Sarah Groves

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, Arnburg Investments, LLC, organized and existing under the laws of Iowa, does hereby Convey to Seth Groves and Sarah Groves, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Five (5) of Arnburg Estates, an Official Plat in the City of Earlham, 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.

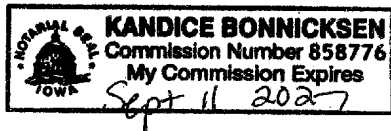
Dated: May 8, 2026.

Arnburg Investments, LLC

By [Signature]
Andrew Arnburg, Manager

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on May 8, 2026, by Andrew Arnburg, as Manager, of Arnburg Investments, LLC.



[Signature]
Signature of Notary Public