



Document 2026 1394

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Date 5/19/2026 Time 2:40:12PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$671.20

Rev Stamp# 158 DOV# 147

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$420,000⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

Prepared by: Aaron Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Red C, LLC, 419 W. Benton, Winterset, IA 50273

Grantor/Affiant: Twins Creek Investment, LLC.

Grantee: Red C, LLC

¹
₂ For the consideration of ONE Dollar(s) and other valuable consideration, Twins Creek Investment, LLC., a limited liability company organized and existing under the laws of the State of Iowa, does hereby Convey to Red C, LLC, a limited liability company organized and existing under the laws of the State of Iowa, the following described real estate:

Units One (1) through Six (6), inclusive, of Jefferson Street Apartments, City of Winterset, Madison County, Iowa, and an undivided interest in the common elements and areas of Jefferson Street Apartments, as shown in the Declaration of Submission of Property to Horizontal Regime filed in Book 2004, Page 6166, on December 29, 2004 in the Office of the Recorder of Madison County, Iowa, and any supplements and amendments thereto.

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.

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.

{Signatory and Acknowledgement on Page 2}

Date: 5/5/26

Twins Creek Investment, LLC.
By:

La Makol
Signature

VRINDER MAKOL.
Printed Name

Member/manager
Title

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 5th day of May, 2026, by Vrinder makol as Member/manager of Twins Creek Investment, LLC.



Michelle Crouch
Signature of Notary Public