Document 2026 3274

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Date 11/04/2026 Time 12:16:37PM
Rec Amt $12.00 Aud Amt $10.00
Rev Transfer Tax $3,199.20
Rev Stamp# 405 DOV# 386

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

$2,000,000 ~

Prepared By: Ryan L. Haaland, Fredrikson & Byron P.A., 111 E. Grand Ave., Ste. 301, Des Moines, IA 50309; (515) 242-8900
Return & Tax Docs To: Windsor Turnkey Fund, LLC, 950 Stagecoach Drive, West Des Moines, Iowa 50266

#19318 MPA

1/1

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Mallard Flats 2, LLC**, an Iowa limited liability company, ("Grantor") does hereby convey to **Windsor Turnkey Fund, LLC**, an Iowa limited liability company, the following described real estate: *See Exhibit A*

The Grantor hereby covenants with grantees, and successors in interest, that they hold the real estate by title in fee simple; that Grantor 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 Grantor 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.

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.

Dated: OCT. 30, 2026

Mallard Flats 2, LLC

By _____

Al Carver, Manager

STATE OF **IOWA**, COUNTY OF **STORY:**

This record was acknowledged before me this 30th day of OCT. 2026, by Al Carver as Manager of Mallard Flats 2, LLC.

_____

Signature of Notary Public

NOTARIAL SEAL IOWA
RYAN HAALAND
Commission Number 771238
My Commission Expires
11/6/27

EXHIBIT A
Legal Description

Government Lots Three (3), Four (4) and Five (5) of Fractional Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in said lots Three (3) and Four (4), containing 15.428 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 314, on May 15, 1992 in the Office of the Recorder of Madison County, Iowa; AND the North Half (1/2) of Fractional Section Six (6), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located therein, containing 31.27 acres, more or less, as shown in Plat of Survey filed in Farm Plat Record 2, Page 190, on April 12, 1990 in the Office of the Recorder of Madison County, Iowa.