Document 2026 3301

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Date 11/06/2026 Time 11:55:17AM
Rec Amt $17.00 Aud Amt $10.00
Rev Transfer Tax $1,524.00
Rev Stamp# 409 DOV# 390

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

$952,800.00

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (10243RSS)
Return To: IPE1031 REV683, LLC, 3428 NW 76th Drive, ANKENY, IA 50023
Taxpayer Information: IPE1031 REV683, LLC, 3428 NW 76th Drive, ANKENY, IA 50023 CASH192704-MDK

1/1

COURT OFFICER DEED

Estate of Estate of Helen G. Cunningham **Probate No. ESPR013630**

now pending in the Iowa District Court in and for Madison County.

Pursuant to the authority and power vested in the undersigned, and in consideration of One ($1.00) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to **IPE1031 REV683, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa, the following described real estate:

The Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Nine (9); AND the West Half (½) of the Northeast Quarter (¼) of Section Sixteen (16), EXCEPT a tract of land located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Sixteen (16), more particularly described as follows, to-wit: Commencing at the Northwest corner of the Northeast Quarter (¼) of said Section Sixteen (16), thence East 475 feet, thence South 475 feet, thence West 475 feet, thence North to the point of beginning; ALL IN Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. VDW

Subject to all covenants, restrictions and easements of record.

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.

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

Dated: 10/30/26

Anne M Sedars, Exec
Anne Sedars
as Co-Executor of Estate of Helen G. Cunningham

STATE OF IA)
) ss:
COUNTY OF Polk)

On this 30th day of October 30, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Anne Sedars as Co-Executor of Estate of Helen G. Cunningham to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Marcia Munger
Notary Public in and for said State

NOTARIAL SEAL IOWA
MARCIA MUNGER
Commission Number 845422
My Commission Expires
10-24-29

Dated: 10/30/26

Janine M. Hill, Exec
Janine Hill
as Co-Executor of Estate of Helen G. Cunningham

STATE OF IA)
) ss:
COUNTY OF Polk)

On this 30 day of October, 2026 before me the undersigned, a Notary Public in and for said State, personally appeared Janine Hill as Co-Executor of Estate of Helen G. Cunningham to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Marcia Munger
Notary Public in and for said State

NOTARIAL SEAL IOWA
MARCIA MUNGER
Commission Number 845422
My Commission Expires
10-24-29