$52,400.00

BK: 2026 PG: 3336
Recorded: 11/9/2026 at 11:23:01.0 AM
Pages 1
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $83.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

# WARRANTY DEED

Return to: Charles W. Hendricks, 1454 30th Street, #202 West Des Moines, Iowa 50266
Taxpayer: Paragon Builds, LLC, 2089 S 60th Avenue E, Newton, Iowa 50208
Preparer: Charles W. Hendricks, 1454 30th Street, #202 West Des Moines, Iowa 50266,
Phone: (515) 222-9900 (2ND-2609-20232)

For the consideration of one Dollar(s) and other valuable consideration, Green MT, LLC, a Limited Liability Company do hereby Convey to Paragon Builds, LLC the following described real estate in MADISON County, Iowa: Lot One (2) in Block Six (6) of Rail Road Addition to the Town of Winterset, 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 on November 2, 2026

Anthony Romeo as Manager of (Grantor)
Green MT, LLC, a Limited Liability Company

(Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on November 2, 2026, by Anthony Romeo as Manager of Green MT, LLC, a Limited Liability Company.

NOTARIAL SEAL IOWA
CHARLES W. HENDRICKS
Commission Number 723005
My Commission Expires
June 20, 2027

Signature of Notary Public

© The Iowa State Bar Association 2020
IowaDocs®