$1,473,750.00

BK: 2026 PG: 3384
Recorded: 11/13/2026 at 10:39:45.0 AM
Pages 2
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $2,357.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr, West Des Moines, IA 50265 (515) 864-9370

Return To and Taxpayer Information:
A & R Land Services, Inc., 1609 Golden Aspen Dr Suite 102, Ames, IA 50010

WARRANTY DEED

For the consideration of One ($1.00) Dollar and other valuable consideration, **David C. Berven and Lecia G. Berven, a married couple,** do hereby Convey to **A & R Land Services, Inc., a Corporation,** following described real estate:

Lots Two(2), Three (3), and Four(4) of Juniper Estates, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-Three (33), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5 P.M., Madison County, Iowa; AND Parcel "B" located in the South Half (1/2) of the Southeast Quarter (1/4) of said Section Thirty-three (33), and in the North Half (1/2) of the Northeast Quarter (1/4) of said Section Four (4), containing 72.474 acres, as shown in Amended Plat of Survey filed in Book 2005, Page 2348 on May 24, 2005, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcels "N" and "O" located in said Parcel "B", containing 34.86 acres and 9.62 acres, respectively, both as shown in Plat of Survey filed in Book 2026, Page 837, on March 27, 2026 in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: 11/12/2020

David C. Berven
David C. Berven

Lecia G. Berven
Lecia G. Berven

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me on NOVEMBER 12th, 2020, by David C. Berven and Lecia G. Berven, a married couple.

Lindsey Turner
Notary Public in and for said State

