



Document 2026 4

Book 2026 Page 4 Type 03 001 Pages 2
Date 1/02/2026 Time 2:58:30PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$508.00
Rev Stamp# 1

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$318,000

Return To: Complete Properties, LLC, 710 W. Filmore, Winterset, IA 50273

Taxpayer: Complete Properties, LLC, 710 W. Filmore, Winterset, IA 50273

Preparer: Samuel E. Charnetski, 2661 86th St., Urbandale, IA 50322, Tel: 5157271720



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Patrick E. McClelland and Michelle L. McClelland, husband and wife, do hereby Convey to Complete Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "B" located in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 26.47 acres, as shown in Plat of Survey filed in Book 2012, Page 808 on March 19, 2012, in the Office of the Recorder of 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: 12-30-25

Patrick E. McClelland

Patrick E. McClelland, Grantor

Michelle L. McClelland

Michelle L. McClelland, Grantor

STATE OF MISSOURI, COUNTY OF ADAIR

This record was acknowledged before me on 12-30-2025 by
Patrick E. McClelland and Michelle L. McClelland, husband and wife.

Nancy MundaHL

Signature of Notary Public

NANCY MUNDAHL
Notary Public - Notary Seal
STATE OF MISSOURI
Adair County
My Commission Expires: October 15, 2026
Commission #14393676