

CONSIDERATION \$239,500.00

**BK: 2021 PG: 4409
Recorded: 10/21/2021 at 2:23:28.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$382.40
LISA SMITH RECORDER
Madison County, Iowa**

**WARRANTY DEED
IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet**

Return To: Rod Kubat, 700 Walnut Street, Suite 1600, Des Moines, IA 50309

Taxpayer: JOMLT Properties, LLC, 2929 Westown Parkway, Suite 100, West Des Moines, IA 50266, Attn: Greg Johansen

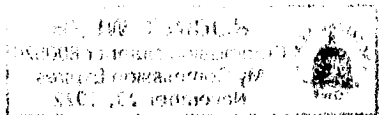
Preparer: Rod Kubat, 700 Walnut Street, Suite 1600, Des Moines, IA 50309, Phone: (515) 283-3197

Grantors: GRX II, LTD.

Grantees: JOMLT Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, GRX II, LTD., an Iowa corporation ("Grantor"), does hereby Convey to JOMLT Properties, LLC, an Iowa limited liability company, ("Grantee") the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

Subject to and together with all easements, restrictions and covenants of record.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that it 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. The execution and delivery of this deed by Grantor is in the ordinary course of business and is authorized and executed by the manager and sole member of Grantee.

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.

GRX II, LTD.

Dated: October 21, 2021

By: Greg Johansen
Greg Johansen, President
Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on October 21, 2021, by Greg Johansen, as President of GRX II, LTD., an Iowa corporation.

Robin J. Webb
ROBIN T WEBB, Notary Public
My commission expires: November 23, 2022

(stamp)

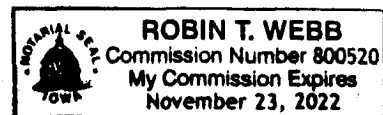


Exhibit A

Parcel "A", located in the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.582 acres, as shown in Plat of Survey filed in Book 2, Page 301 on October 24, 1996, in the Office of the Recorder of Madison County, Iowa.

Property Address: 904 N. John Wayne Drive, Winterset, Iowa 50273.