



Document 2023 298

Book 2023 Page 298 Type 03 001 Pages 3

Date 2/17/2023 Time 11:38:46AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

DOV# 37

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

Preparer Information: (Name, address and phone number)

Billy Mallory, Attorney at law, 5550 Wild Rose Lane; Ste. 400, West Des Moines, Iowa
50266 515-444-8519

Taxpayer Information: (Name and complete address)

Riverside Raceway LLC, 5550 Wild Rose Lane; Ste. 400, West Des Moines, Iowa 50266
515-444-8519

Return Document To: (Name and complete address)

Billy Mallory, Attorney at law, 5550 Wild Rose Lane; Ste. 400, West Des Moines, Iowa
50266 515-444-8519

Grantors:

AMW Holdings, LLC

Grantees:

Riverside Raceway, LLC

Legal description:

Document or instrument number of previously recorded documents:

Handwritten initials: TW and a signature



WARRANTY DEED

For the consideration of One (\$1.00) and other valuable consideration, AMW Holdings, LLC does hereby Convey to Riverside Raceway LLC the following described real estate in Madison County, Iowa:

Parcel "E" located in the Southwest Quarter (1/4) of the Southeast Quarter(1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.62 acres, as shown in Plat of Survey filed in Book 2013, Page 81 on January 8, 2013, in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2013, Page 116 on January 10, 2013

TRANSFER TAX EXEMPTION: IOWA CODE 428A.2(14) AND (21).

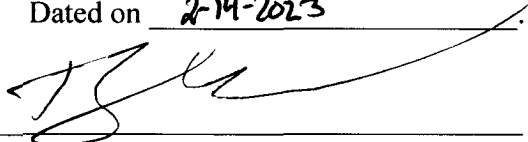
14. This Deed is the result of and from a merger, consolidation, and/or reorganization of limited liability companies under the laws of Iowa. Both LLC's are sole member LLC's of the undersigned individual.

21. Consideration for this Deed is less than five hundred dollars.

See attached for Groundwater Hazard Exemption.

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 2-14-2023

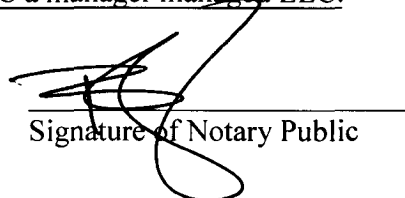


Anthony Wenck, Manager for AMW Holdings, LLC a
Manager-Managed LLC (Grantor)

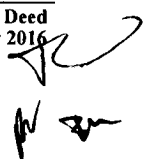


STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on 2-14-23, by Anthony Wenck, owner, manager, and authorized agent for AMW Holdings, LLC a manager managed LLC.



Signature of Notary Public



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.