

BK: 2023 PG: 583
Recorded: 3/23/2023 at 11:18:20.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$639.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

IOWA GENERAL WARRANTY DEED

STATE OF IOWA
MADISON COUNTY

Dated this 15TH day of MARCH, 2023.

The Grantor(s), **Meyer Family Partnership**, of 2924 NE 59th Place, Kansas City, MO 64119, for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, hereby convey(s) and warrant(s) to

The Grantee(s), **Ridge Investment Group LLC**, of 1806 Autumn Glen Ct Chesterfield, MO 63017, the following described real estate, situated in the State of Iowa to wit:

A tract of land commencing at a point 33 feet West and 144 feet North of the Southeast Corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence West 264 feet, thence North 132 feet, thence East 10 feet, thence North 205 feet, thence East 254 feet; thence South 337 feet to the point of beginning, EXCEPT Parcel "A" located in the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-six (36), 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.

Commonly known as: approx 1.41 acres being all of parcel ID
820004500031000, Winterset, IA 50273
Parcel ID No(s): 820004500031000 00

Prepared By

Resolutions Title Inc. (STL)
15455 Conway Road, Suite 310
Chesterfield, MO 63017
File No. 22-38355

After Recording Return To

Ridge Investment Group LLC
1806 Autumn Glen Ct
Chesterfield, MO 63017

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

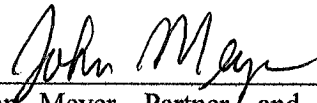
And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

IN WITNESS WHEREOF, parties of the first part have hereunto set their hands the day and year above written

Grantor(s)
Meyer Family Partnership LP

By:



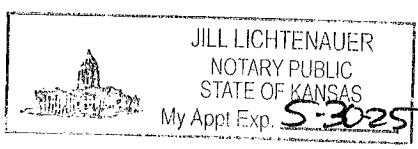
John Meyer, Partner, and individual and Co-Trustee of the Carroll Meyer Irrevocable Trust dated February 10, 2022

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 15th day of March, 2023, by JOHN MEYER of Meyer Family Partnership LP, a limited liability company of the state of , and the foregoing instrument was signed on behalf of said limited liability company by authority of its operating agreement; and the said PARTNER acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the jurisdiction aforesaid, the day and year first above written.

[Notary Seal]



Jill Lichtenauer
Notary Public

Printed Name: Jill Lichtenauer

My Commission Expires: 5-30-25