

\$507,000

BK: 2024 PG: 162
Recorded: 1/24/2024 at 1:14:49.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$810.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Terra Tender, Inc., 208 E 1st Street, Ackworth, IA 50001
Taxpayer: Terra Tender, Inc., 208 E 1st Street, Ackworth, IA 50001
Preparer: Matthew J. Hemphill, 218 S. 9th Street, Adel, IA 50003, Phone: 515-993-1000



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Double T Ventures, LLC, a limited liability company, does hereby convey to Terra Tender, Inc., a corporation, the following described real estate in Madison County, Iowa:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT: A tract of land commencing 1614.25 feet North of the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirteen (13) and running thence East 171 feet, thence South 254.73 feet, thence West 171 feet, thence North 254.73 feet to the point of beginning.

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.

The limited liability company hereby covenants with grantees, and successors in interest, that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Sept 6 2022.

This deed is conveyed in full and complete satisfaction of a real estate installment contract dated September 9, 2022, and recorded on September 9, 2022, in Book 2022, Page 2675 in the office of the Madison County Recorder.

Double T Ventures, LLC

By: Troy C. Rinard
Troy C. Rinard
Its: Manager

STATE OF WYOMING, COUNTY OF LARAMIE

This record was acknowledged before me on September 6, 2022, by Troy C. Rinard, as Manager, of Double T Ventures, LLC.

Samantha Levi
Signature of Notary Public

