

\$1,200,000.00

BK: 2024 PG: 2227
Recorded: 9/13/2024 at 1:19:55.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,919.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Julie Vyskocil, 6701 Westown Pkwy #100, WDM, IA 50266, 515.274.1450
Taxpayer: Christopher & Melissa Endres, 3164 220th Street, St. Charles, IA 50240
Preparer: Julie Vyskocil, 6701 Westown Pkwy #100, WDM, IA 50266, 515.274.1450



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar (\$1.00) and other valuable consideration, Pontier Farms, L.L.C., an Iowa limited liability company, does hereby Convey to Christopher Jon Endres and Melissa Endres, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "C" located in the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 38.03 acres, as shown in Plat of Survey filed in Book 2024, Page 1966 on August 14, 2024, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "J" located in the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), and in the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-three (33), **ALL IN** Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 92.12 acres, as shown in Plat of Survey filed in Book 2024, Page 2035 on August 21, 2024, in the Office of the Recorder of Madison County, Iowa.

Subject to easements, covenants, and restrictions of record, if any.

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 grantor 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: September 13, 2024.

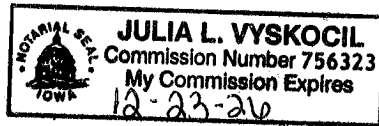
PONTIER FARMS, L.L.C. (Grantor)

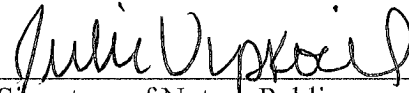
By: 
Chad Pontier, Manager

By: 
Ryan Pontier, Manager

STATE OF IOWA; COUNTY OF Warren

This record was acknowledged before me on September 13, 2024, by **Chad Pontier** as Manager of Pontier Farms, L.L.C.




Signature of Notary Public

STATE OF IOWA; COUNTY OF Warren

This record was acknowledged before me on September 13, 2024, by **Ryan Pontier** as Manager of Pontier Farms, L.L.C.


Signature of Notary Public

