

BK: 2024 PG: 3172
Recorded: 12/30/2024 at 2:56:20.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPECIAL WARRANTY DEED

(Corporate/Business Entity Grantor)
Recorder's Cover Sheet

Preparer Information and Return To: Oak Tree Properties LLC, by Jillian Klein, 520 4th St. SW Suite A, LeMars, IA 51031 (712) 541-6899

Taxpayer Information: IAT 41, LLC 520 4th St. SW Suite A, LeMars, IA 51031
(712) 541-6899

Grantors: Numa Holdings LLC c/o Stearns Bank NA as Custodian

Grantees: IAT 41, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of One & 00/100 Dollar (\$1.00) and other valuable consideration, Numa Holdings LLC c/o Stearns Bank NA as Custodian, an Iowa Limited Liability Company, does hereby convey to IAT 41, LLC, an Iowa Limited Liability Company, the following described real estate in Madison, Iowa:

Lot Seven (7) and Lot Eight (8) in Block Eleven (11) of the Original Town of Patterson, Madison County, Iowa

Consideration less than \$500.00 Exempt from Declaration of Value as per Iowa Code Chapter 428A.2 (21).

Grantors do Hereby Covenant with Grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through, and under them, except outstanding real estate taxes or tax sales, rental agreements, and special assessments. 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-15-2024

Numa Holdings LLC c/o Stearns Bank NA as Custodian

By: [Signature]

Mike Klemme, President

STATE OF IOWA, COUNTY OF PLYMOUTH, ss:

On this 15 day of November, 2024, before me a Notary Public in and for said State, personally appeared Mike Klemme, to me personally known, who being by me, duly sworn, did say that he is the President of Numa Holdings LLC c/o Stearns Bank NA as Custodian and that said instrument was signed on behalf of said Corporation by authority of its President and the said Mike Klemme acknowledged execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Jillian Klein
Notary Public

