

**\$75,000**

BK: 2024 PG: 690

Recorded: 4/1/2024 at 1:32:34.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$119.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Prepared by: Larry D. Molln, Winterset Oil Company, 924 N John Wayne Dr, Winterset, IA 50273, 515-462-3822

Return to: Harms Oil Company, 337 22<sup>nd</sup> Avenue South, Brookings, SD 57006

Tax Statements to be sent to: Harms Oil Company, 337 22<sup>nd</sup> Avenue South, Brookings, SD 57006

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Winterset Oil Company, an Iowa corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEES, does grant, bargain, sell convey and confirm unto Harms Oil Company, a South Dakota corporation, herein called the GRANTEE whether one or more, the following described real property in Madison County, Iowa:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE CENTER OF SAID SECTION THIRTY-ONE (31), THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 1056.22 FEET TO THE CENTERLINE OF THE EASTERLY EXTENSION OF COURT AVENUE, IN WINTERSET, MADISON COUNTY, IOWA, THENCE NORTH 89°37' EAST, 474.0 FEET ALONG SAID CENTERLINE, THENCE EAST 75.0 FEET ALONG SAID CENTERLINE, THENCE NORTH 40.0 FEET TO THE POINT OF BEGINNING, THENCE NORTH 200.0 FEET, THENCE EAST 200.0 FEET, THENCE SOUTH 200.0 FEET, THENCE WEST 200.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 15 FEET THEREOF.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever. And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record. That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

The purchase price includes \$65,000.00 of personal property.

Dated this 22<sup>nd</sup> day of March, 2024.

Winterset Oil Company

By: Larry D. Molln  
Larry D. Molln, President

STATE OF Iowa )  
 )ss.  
COUNTY OF Madison

On this 22<sup>nd</sup> day of March, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Larry D. Molln, President of Winterset Oil Company, known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said corporation.



Staci L. Shortt  
NOTARY PUBLIC