

\$120,000

BK: 2025 PG: 2177
Recorded: 8/15/2025 at 3:12:14.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$6.88
Combined Fee: \$23.88
Revenue Tax: \$191.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer & Return: PA HENRICHSEN 10430 NEW YORK AV STE B URBANDALE IA 50322
E-MAIL: pa@henrichsenlawoffice.com 515.727.5330
Taxpayer / Address: SYSTEMATIC INVESTMENT PARTNERS LLC 13880 LAKEVIEW DR
CLIVE, IA, 50325

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration,
Grantor(s): Gary F Cassady Sr & Nancy J Cassady, a married couple do hereby Convey to
Grantees: **SYSTEMATIC INVESTMENT PARTNERS LLC** an Iowa Limited Liability
Company, the following described real estate:

The East Ninety-five (95) feet of Lot Two (2) of Block Four (4) of ACADEMY ADDITION to
the Original Town of Earlham, Madison County, Iowa.

L/K/A: 340 NW 3rd Street Earlham IA 50072

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 real property described above is conveyed subject to the following: All easements, all
easements evidenced by use, covenants, conditions and restrictions of record; All legal
highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and
assessments not yet due and payable; Rights of tenants in possession. Grantors do Hereby
Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee
simple; that they have 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 grantors
Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as
may be above stated. 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
acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine
or feminine gender, according to the context.

[signature and notary appear on the following page]

Dated: 08/14/2025

Gary F. Cassady Sr.
Gary F Cassady Sr

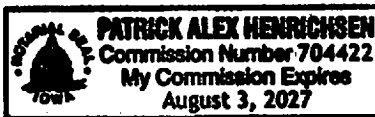
Nancy J. Cassady
Nancy J Cassady

STATE OF IOWA, COUNTY OF POLK

Ss:

This instrument was acknowledged before me on 08/14/2025, by Gary F Cassady Sr & Nancy J Cassady.

«seal»



Patrick Alex Henrichsen
PATRICK ALEX HENRICHSEN
NOTARY PUBLIC
COMM # 704422
EXPIRES 08/03/2027

STATE OF _____, COUNTY OF _____

Ss:

This instrument was acknowledged before me on _____, by Gary F Cassady Sr & Nancy J Cassady.

«seal»

NOTARY
NOTARY PUBLIC
COMM # _____
EXPIRES _____