



Document 2025 2296

Book 2025 Page 2296 Type 03 001 Pages 2
Date 8/27/2025 Time 1:05:38PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$191.20
Rev Stamp# 320
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$120,000⁰⁰

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

Taxpayer Information: Zachary L. Mitchell and Nicole E. Mitchell, 1750 Sadie Lane, Adel,
IA 50003

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors: MR2D, L.L.C.

Grantees: Zachary L. Mitchell and Nicole E. Mitchell

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2023, Page 240.



SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, MR2D, L.L.C., a limited liability company, organized and existing under the laws of Iowa, does hereby Convey to Zachary L. Mitchell and Nicole E. Mitchell, as husband and wife with full rights of rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A", located in part of the Southeast Quarter (¼) of the Southwest Quarter (¼) and part of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2002, Page 3423 on July 15, 2002, in the Office of the Recorder of Madison County, Iowa, and corrected by an Affidavit filed in Book 2002, Page 4680 on September 23, 2002.

Locally known as: 1755 280th Street, Winterset, Iowa 50273

This Deed is given in full satisfaction of a Real Estate Contract dated January 11, 2023 and filed February 10, 2023 in Book 2023, Page 240 of the Madison County Recorder's Office.

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 or under them, 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.

Dated: 7-2-2025

MR2D, L.L.C.

By

Danny J. Allen
Danny J. Allen, Manager

STATE OF IOWA, COUNTY OF Madison:

This record was acknowledged before me this 2nd day of July, 2025, by

Danny J. Allen, Manager of MR2D, L.L.C.

Donald R. Smith
Signature of Notary Public

