

BK: 2025 PG: 2683

Recorded: 10/3/2025 at 12:25:32.0 PM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$760.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer Information: David H. Mason, 415 Clay St., P.O. Box 627, Cedar Falls, IA 50613, Phone: (319) 277-6830
Send Tax Statements to: MBV Properties, LLC, c/o Matt Bengtson, 13541 Summerset Road, Indianola, IA 50125
Return Document to: MBV Properties, LLC, c/o Matt Bengtson, 13541 Summerset Road, Indianola, IA 50125

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Steffany L. Mohan and Michael P. Mohan, wife and husband, do hereby Convey to MBV Properties, LLC, the following described real estate in Madison County, Iowa:

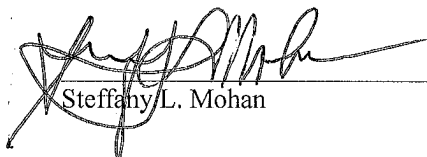
Parcel "D" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 37.091 acres, as shown in Plat of Survey filed in Book 2003, Page 833 on February 14, 2003, in the Office of the Recorder of Madison County, Iowa.

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: 10-2-2025



Steffany L. Mohan


Michael P. Mohan

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on OCTOBER 2, 2025, by Steffany L. Mohan and Michael P. Mohan, wife and husband.




Signature of Notary Public