



Document 2025 2688

Book 2025 Page 2688 Type 03 008 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

### DEED IN LIEU OF FORECLOSURE

✓ Taxpayer information after recording and return address: MidWestOne Bank, 930 Southview  
Blvd South St Paul, MN 55075

✓ Grantor: Little Locust Learning LLC

Grantee: MidWestOne Bank

Legal Description: See page 1 of instrument

THIS INSTRUMENT WAS DRAFTED BY:

Greenstein Sellers PLLC (JBS)

825 Nicollet, Ste. 1648

Minneapolis, MN 55402

Telephone No. 612-345-7492

## DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION, Little Locust Learning LLC ("Grantor"), hereby conveys and warrants to MidWestOne Bank ("Grantee") that certain real property located in ~~Madison~~ Madison County, Iowa together with all hereditaments and appurtenances belonging thereto and legally described as (the "Property"):

Parcel "B" located in the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the Fifth P.M., Madison County, Iowa, containing .447 acres, as shown in Plat of Survey filed in Town Plat Book 1. Page 146 on December 9, 1977, in the offices of Madison County, Iowa



AND

Parcel "C" located in the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the Fifth P.M., Madison County, Iowa, containing .672 acres, as shown in Plat of Survey filed in Town Plat Book 1. Page 146 on December 9, 1977, in the offices of Madison County, Iowa



The acceptance of this Deed by Grantee shall in no event create or cause a merger of Grantee's interest in the Property created by the that certain that certain Mortgage dated March 10, 2023, recorded in the Office of the County Recorder for Madison County, Iowa on March 10, 2023, at Book 2023, Page 494 and re-recorded on May 9, 2023, at Book 2023, Page 989. (the "Mortgage") with or into Grantee's interest in the Property created by this Deed, it being the intention of the parties that Grantee's interest in the Property as evidenced by the Mortgage shall remain in full force and effect, notwithstanding the transfer of the Property evidenced by this Deed;

This Deed is an absolute conveyance of the title to said premises to the Grantee named herein in effect as well as in form, and is not intended as a mortgage or security of any kind, and that possession of the premises has been surrendered to the said Grantee;

That the aforesaid Deed and conveyance is made by the Grantor as the result of its request that the Grantee accepts such Deed and is Grantor's free and voluntary act;

That Grantor in offering to execute the aforesaid Deed to the Grantee herein, and in executing same, is not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee in said Deed, or the agent or attorney or any other representative of the Grantee in said Deed, and that it is the intention of the Grantor in this Deed to convey, and by this Deed the Grantor does convey to the Grantee therein all right, title and interest absolutely in and to the premises described in said Deed.

Grantor certifies that Grantor is familiar with the property described in this instrument and certifies that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Exemption No. 428A.2(18)

Little Locust Learning LLC

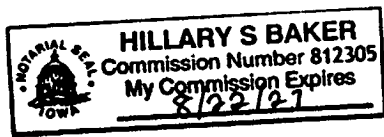
By: [Signature]

Its: Managing Member

STATE OF IOWA

COUNTY OF Dubuque

The foregoing instrument was acknowledged before me this 16 day of May ~~April~~ 2025, by Jacobo Rios the Managing of Little Locust Learning LLC, an Iowa limited liability company, on behalf of the company. Member



[Signature]  
Notary Public

THIS INSTRUMENT WAS  
DRAFTED BY:  
Greenstein Sellers PLLC (JBS)  
825 Nicollet, Ste. 1648  
Minneapolis, MN 55402  
Telephone No. 612-345-7492

Send tax statements to:  
MidWestOne Bank  
Attn: Todd Bannie  
930 Southview Boulevard  
South St. Paul, MN 55075