

BK: 2025 PG: 2934  
Recorded: 10/31/2025 at 2:05:38.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$479.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: 515-453-4676

Mail tax statements to and return to:  
VareCo, LLC, 7720 E Bellevue Ave., STE B 350, Greenwood Village, CO 80111

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Winterset Property, LLC, a Limited Liability Company**, does hereby convey the following described real estate to **VareCo, LLC, a Limited Liability Company**:

A tract of land located in the Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit : Commencing at the Southwest corner of the Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) of said Section Thirty-one (31), thence South 88°37' East, 935.1 feet along the South line of said Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) to the point of beginning, thence continuing South 88°37' East, 347.2 feet, thence North 506.5 feet, thence North 88°37' West, 347.2 feet, thence South 506.5 feet to the point of beginning, containing 4.0359 acres.

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.

Order No.: 808-32799/JS

Filed By / Return To: ATS of Story County  
2 SE 16th Street, Ames, IA 50010  
File No. Courtesy

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company 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, and as masculine or feminine gender, according to the context.

Winterset Property, LLC

Abraham Sitt

Abraham Sitt, Member

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on 10/30/2025 by Abraham Sitt as Member of Winterset Property, LLC.

Jamie L. Simmons

Notary Public in and for said State

**JAMIE L. SIMMONS**  
Notarial Seal - Iowa  
Commission Number 851470  
My Commission Expires October 17, 2026

Notarized remotely online using communication technology via Proof.