

**\$354,200.00**

BK: 2025 PG: 353  
Recorded: 2/7/2025 at 9:51:17.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$566.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Danielle Guisinger, 5022 Grand Ridge Dr. Ste 100, WDM IA 50265 5158649370

**Return To:** 51 Holdings, LLC, 10125 Rhaenys Road, West Des Moines, IA 50266

**Taxpayer Information:** 51 Holdings, LLC, 10125 Rhaenys Road, West Des Moines, IA 50266

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **CFH, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **51 Holdings, LLC**, the following described real estate:

Parcel "H" located in the North Half (½) of the Northeast Quarter (¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 52.487 acres, as shown in Plat of Survey filed in Book 2025, Page 193 on January 21, 2025, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: February 5, 2025

CFH, L.L.C., an Iowa Limited Liability Company

By: Bull Run Holdings, LLC, an Iowa Limited Liability Company, it's Sole member and Manager

By: [Signature]  
Dave A. Brown, Manager

STATE OF Iowa )  
COUNTY OF Dallas ) ss:

This record was acknowledged before me on February 5, 2025 by Dave A. Brown as Manager of Bull Run Holdings, LLC, the manager of CFH, L.L.C., an Iowa Limited Liability Company.

[Signature]  
Notary Public in and for said State

