

\$1,500,000

BK: 2026 PG: 1354
Recorded: 5/14/2026 at 10:51:44.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Taxpayer / Return To: Garrison L&C, LLC, 4300 MacArthur Ave., Dallas, TX 75209
Preparer: James L. Bergkamp, Jr., 218 S. 9th Street, Adel, IA 50003-8404, Tel: 515-993-1000

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, George Richard Edwards II and Lara Edwards, husband and wife, do hereby Convey to Garrison L&C, LLC, a limited liability company organized and existing under the laws of Texas, the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of Section Four (4), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "C" located therein, as shown in Plat of Survey recorded in Book 2007, Page 1610, on April 19, 2007; AND EXCEPT that part of Parcel "E" located therein, as shown in Amended Plat of Survey recorded in Book 2021, Page 303 on January 25, 2021; AND EXCEPT that part of Parcel "F" located therein, as shown in Amended Plat of Survey recorded in Book 2021, Page 304 on January 25, 2021, all in the Office of the Recorder of Madison County, Iowa.

AND

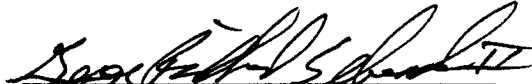
Parcel "F" located in the South Half (½) of the Southwest Quarter (¼) of Section Four (4), AND in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Nine (9), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 49.40 acres, as shown in Amended Plat of Survey filed in Book 2021, Page 304 on January 25, 2021, in the Office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful

claims of all persons 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.

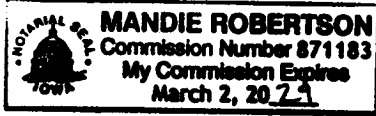
Dated: 5-13-2026


George Richard Edwards II, Grantor


Lara Edwards, Grantor

STATE OF IOWA, COUNTY OF POLK

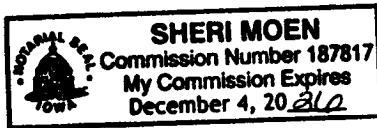
This record was acknowledged before me on MAY 13, 2026 by George Richard Edwards II.

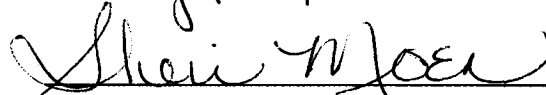



Signature of Notary Public

STATE OF Iowa, COUNTY OF POLK

This record was acknowledged before me on May 13, 2026 by Lara Edwards.




Signature of Notary Public