

BK: 2026 PG: 1359
Recorded: 5/14/2026 at 1:58:40.0 PM
Pages 4
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$3,727.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By/Return To: Emily K. McNally, 666 Grand Ave, Suite 2000, Des Moines, IA 50309 (515) 242-2400
Taxpayer Information: Garrison L&C, LLC, 4300 MacArthur Ave., Dallas, TX 75209

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Shane Edwards and Paula Edwards, a married couple (collectively, "Grantor"), do hereby convey to Garrison L&C, LLC, a Texas limited liability company ("Grantee"), the following described real estate in Madison County, Iowa (the "Real Estate"):

See Exhibit "A"

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.

Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the Real Estate by title in fee simple; that Grantor 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 Grantor covenants to warrant and defend the Real Estate against the lawful claims of all persons, except as may be above stated. 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.

[Signature Pages Follow]

GRANTOR:

Shane Edwards
Shane Edwards

STATE OF Iowa)
) SS:
COUNTY OF Polk)

This record was acknowledged before me on May 8, 2026, by Shane Edwards, a married person.

Sara Ann Cox
NOTARY PUBLIC IN AND FOR SAID STATE



Exhibit "A"
[Legal Description – the Real Estate]

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Nine (9); and the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Four (4), **EXCEPT** Parcel "A", located in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Four (4), containing 8.028 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 479 on September 1, 1999, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "C" located in the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Four (4) and in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Nine (9), containing 20.50 acres, as shown in Plat of Survey recorded in Book 2007, Page 1610, on April 19, 2007 in the Office of the Recorder of Madison County, Iowa; **ALL IN** Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.