

**\$635,000.00**

BK: 2026 PG: 1519  
Recorded: 5/29/2026 at 11:26:55.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$22.25  
Combined Fee: \$39.25  
Revenue Tax: \$1,015.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733, Phone: 515-244-3500

**Taxpayer Information:** Heritage Property Group, LLC, 223 E. Court Ave., Suite 1, Winterset, IA

**Return Document To:** Kyle Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733

**Grantors:** Team Jorts, LLC

**Grantees:** Heritage Property Group, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Team Jorts, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Heritage Property Group, LLC the following described real estate in Madison County, Iowa:

Lot Eight (8) and the East Half (1/2) of Lot Seven (7) in Block Sixteen (16) of the Original Town Plat of Winterset, Madison County, Iowa.

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, according to the context.

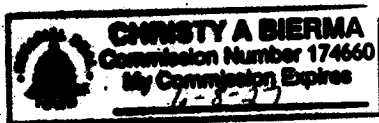
Dated: May 26th, 2026.

Team Jorts, LLC

By [Signature] *MANAGER*  
Jason Waite, Manager

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on May 26, 2026, by Jason Waite, Manager of Team Jorts, LLC.



[Signature]  
Signature of Notary Public