



Document 2026 1599

Book 2026 Page 1599 Type 03 001 Pages 2
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BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

\$220,000⁰⁰

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

¹/₃ **Taxpayer Information:** McCartney Trim Corporation, 22351 360th Street, De Soto, Iowa
50069

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors: Scenic Ridge Holdings, LLC

Grantees: McCartney Trim Corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2023, Page 2342

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SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Scenic Ridge Holdings, LLC, an Iowa limited liability company, organized and existing under the laws of Iowa, does hereby Convey to McCartney Trim Corporation, an Iowa corporation, organized and existing under the laws of Iowa, the following described real estate in Dallas County, Iowa:

Lot Ten (10) of Scenic Ridge Subdivision, located in the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Locally known as: 2160 114th Ct, Winterset, IA 50273



This Deed is given in satisfaction of a Real Estate Contract dated August 18, 2023 and filed September 23, 2023 in Book 2023, Page 2342 of the Dallas County Recorder's Office.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 5-27-2026

Scenic Ridge Holdings, LLC, an Iowa limited liability company

By Marc McCartney, Manager

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 5/27/26, by Marc McCartney, Manager, Scenic Ridge Holdings, LLC, an Iowa limited liability company.

Matthew E Cole
Signature of Notary Public

