



Document 2026 1614

Book 2026 Page 1614 Type 03 001 Pages 2

Date 6/04/2026 Time 1:58:39PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$18.40

Rev Stamp# 191 DOV# 179

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$12,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Neil Busch and Laura Baker, 2461 Millstream Avenue, Winterset, IA 50273

Return Document To: Neil Busch and Laura Baker, 2461 Millstream Avenue, Winterset, IA 50273

Grantors: Millstream Farms, LLC

Grantees: Neil Busch and Laura Baker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Twelve Thousand Dollar(s) and other valuable consideration, Millstream Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Neil Busch and Laura Baker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "O", being a part of Parcel "K", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 0.87 acres, as shown in Plat of Survey filed in Book 2026, Page 1102 on April 21, 2026, in the Office of the Recorder of Madison County, Iowa. (S)

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.

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.

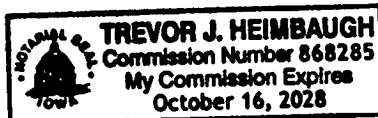
Dated: 6/3/26

Millstream Farms, LLC, an Iowa limited liability company

By Jeffrey Nolan, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 3, 2026, by Jeffrey Nolan, as Member Manager, of Millstream Farms, LLC, a limited liability company.



Signature of Notary Public