



Document 2026 2190

Book 2026 Page 2190 Pages 2
Date 7/21/2026 Time 10:47:38AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1.275.20
Rev Stamp# 273 DOV# 257

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 797,240

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

David A. Brown, 6150 Village View Drive, Ste. 113, West Des Moines, IA 50266, Phone: (515) 279-1111

Taxpayer Information: (name and complete address)

David C. Berven and Lecia G. Berven
1878 158th Court
Earlham, IA 50072

Return Document To: (name and complete address)

David C. Berven and Lecia G. Berven
1878 158th Court
Earlham, IA 50072

Grantors:

IPE1031 REV641, LLC

Grantees:

David C. Berven and Lecia G. Berven

Legal Description: See Page 2 & GWH

Document or instrument number of previously recorded documents

SPECIAL WARRANTY DEED

For the consideration of One (\$1.00) and no/100 Dollar(s) and other valuable consideration, IPE1031 REV641, LLC, does hereby Convey to David C. Berven and Lecia G. Berven the following described real estate in Madison County, Iowa:

Parcel "K" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and all of the North Half (1/2) of the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and the West Three-fourths (3/4) of the South Half (1/2) of the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County Iowa, containing 52.45 acres, as shown in the Plat of Survey filed in Book 2025, Page 3307 on December 5, 2025, in the Office of the Recorder of Madison County, Iowa.

There **IS NOT** a known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private 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.

IPE1031 REV641, LLC is a Limited Liability Company managed by its manager, IPE 1031 Accommodators, LLC, the sole manager. This conveyance of real estate is made in the ordinary course of the Company's business and M. Kathleen Brown, as Vice President of IPE 1031 Accommodators, LLC, has full authority to sign documents of conveyance on behalf of the Limited Liability Company.

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.

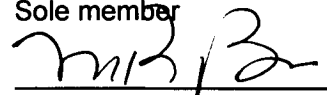
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 17, 2026

IPE1031 REV641, LLC,
an Iowa limited liability company

By: IPE 1031 Accommodators, LLC,
an Iowa limited liability company

Its: Sole member

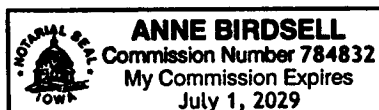
By: 

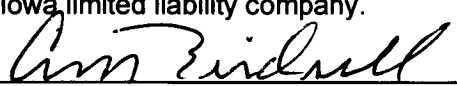
M. Kathleen Brown

Its: Vice President

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on the 17th day of July, 2026 by M. Kathleen Brown as Vice President of IPE 1031 Accommodators, LLC, an Iowa limited liability company, the sole member of IPE1031 REV641, LLC, an Iowa limited liability company.




Notary Public