



Document 2026 2251

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Date 7/29/2026 Time 11:58:18AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$439.20
Rev Stamp# 282 DOV# 267

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$275,000⁰⁰

Return To: B4 Holdings LLC, 1217 6th Ave N, Unit 1, Winterset, IA 50273 and Thunder Bridge Holdings LLC, 1217 6th Ave N, Unit 1, Winterset, IA 50273

Taxpayer: Thunder Bridge Holdings LLC, 1217 6th Ave N, Unit 1, Winterset, IA 50273 and B4 Holdings LLC, 1217 6th Ave N, Unit 1, Winterset, IA 50273

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

ESB190772

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Two Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Covered Bridges Coffee Company, a corporation organized and existing under the laws of Iowa, does hereby Convey to B4 Holdings LLC, a corporation organized and existing under the laws of IOWA and Thunder Bridge Holdings LLC, an LLC organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Unit #1, a part of Parcel "A", which is a part of Lot Three (3) of North Stone Village, Plat No. 1, City of Winterset, Madison County, Iowa, and an undivided interest in the common elements and areas, as shown in the Horizontal Property Regime filed in Book 2008, Page 2730, on September 9, 2008 in the Office of the Recorder of Madison County, Iowa, and any supplements and amendments thereto.

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 Corporation 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: July 16th, 2026.

Covered Bridges Coffee Company, an Iowa
corporation



KATHLEEN SCHLITT
Commission # HH 379721
Expires March 28, 2027

By [Signature]
Randy Hanna, Owner

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 16th, 2026,
by Randy Hanna, as Owner, of Covered Bridges Coffee Company a corporation.

Kathleen Schlitt
Signature of Notary Public