

BK: 2026 PG: 2314
Recorded: 8/5/2026 at 10:07:15.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPECIAL WARRANTY DEED

(Corporate/Business Entity Grantor)

Recorder's Cover Sheet

Preparer Information and Return To: Oak Tree Properties LLC, by Jillian Klein, 520 4th St. SW Suite A, LeMars, IA 51031 Phone: (712) 541-6899

Taxpayer Information: Oak Tree Properties, LLC, 520 4th St. SW Suite A, LeMars, IA 51031 (712) 541-6899

Grantors: Nisland Asset Investment, LLC

Grantees: Oak Tree Properties, LLC

Legal Description: See Page 2 **GWH Reference:** See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of Ten & 00/100 Dollar (\$10.00) and other valuable consideration, Nisland Asset Investment, LLC, does hereby Convey to Oak Tree Properties, LLC, an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

Lot 3 in Block 4 of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa

Exempt per Iowa Code 428A.2 #14

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 §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 to warrant and defend the real estate against the lawful claims of all persons claiming by, through, and under them, except outstanding real estate taxes or tax sales, rental agreements, and special assessments. 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8-5-2026
Nisland Asset Investment, LLC
An Iowa Limited Liability Company
By: [Signature]
Mike Klemme, Manager

STATE OF IOWA, COUNTY OF PLYMOUTH, ss:

On this 5 day of August, 2026, before me a Notary Public in and for said State, personally appeared Mike Klemme, to me personally known, who being by me, duly sworn, did say that he is the Manager of Nisland Asset Investment, and that said instrument was signed on behalf of said Company by authority of its Manager and the said Mike Klemme acknowledged execution of said instrument to be the voluntary act and deed of said Company by it voluntarily executed.

[Signature]
Notary Public

