

\$858,000.00

BK: 2026 PG: 2406
Recorded: 8/14/2026 at 8:29:24.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$29.00
Combined Fee: \$51.00
Revenue Tax: \$1,372.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Michael J. Moss, Assistant Attorney General, Ph: 515-239-1521
IOWA DEPARTMENT OF JUSTICE, Transportation Division, 800 Lincoln Way, Ames, IA 50010
Address tax statement to: Property Tax Coordinator, DNR Realty Services
6200 Park Ave., Ste. 200, Des Moines IA 50321
RETURN ORIGINAL TO: Nathan Schmitz, Land & Water Bureau, DNR,
6200 Park Ave., Ste. 200, Des Moines IA 50321

CORPORATE WARRANTY DEED

GRANTOR, Pheasants Forever, Inc., as to an undivided one-half interest, for one dollar and other monetary consideration, hereby conveys to **GRANTEE, State of Iowa acting through the Department of Natural Resources**, real estate in Madison County, Iowa, described as:

The East Half (½) of the Southeast Quarter (¼) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Fractional Quarter (¼) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

NOTICE OF USE RESTRICTIONS: The Department of Natural Resources (DNR) has entered into a grant agreement number F24AF02850 dated October 1, 2024 (the “Grant”) for this land acquisition under the authority of the Pittman-Robertson Wildlife Restoration Act (16 U.S.C. 669) with the United States of America, acting by and through the United States Fish and Wildlife Service (the “Service”). The purpose for which this property was acquired is to provide for wildlife management, production, and harvest. Federal regulations (50 CFR 80.130 and 2 CFR 200.311) and the USFWS Wildlife Restoration and Basic Hunter Education Program (CFDA 15.611) require the Property to be used for the purpose for which acquired and restrict the DNR from disposing of the Property or encumbering its title notwithstanding any inconsistent state law. DNR’s interest in the Property shall be administered in accordance with the terms, conditions and purposes of the Grant. DNR’s interest in the Property, or any portion of the DNR’s interest in the property, may not be sold, transferred, pledged or otherwise disposed of or further encumbered without obtaining approval of the Service, its designee or successor. This restriction has the effect of a covenant running with the land and is binding upon the DNR, its designee or successor.

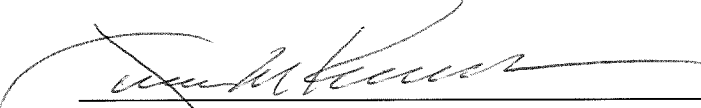
COVENANTS: Grantor covenants with grantee and successors in interest: that grantor hold the above-referenced interest in the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free from all encumbrances except as may be above stated; and that grantor warrants the real estate and will defend it against the lawful claims of all persons except as may be above stated. Words and phrases in this instrument, including acknowledgments, shall be construed as singular or plural and masculine or feminine, according to the context.

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.

COMPANION DEED: This deed conveys an undivided one-half (1/2) interest in the above-described real estate and is given in conjunction with a companion deed executed by the Iowa Natural Heritage Foundation, conveying the remaining undivided one-half (1/2) interest to the Grantee.

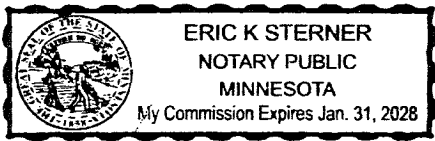
Dated this 7TH day of AUGUST 2026.

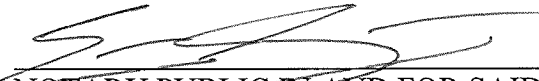
PHEASANTS FOREVER, INC.


By: James M. Koerber, Assistant Secretary

STATE OF MINNESOTA, RAMSEY COUNTY:

This instrument was acknowledged before me on the 7TH day of AUGUST, 2026, by James M. Koerber as Assistant Secretary of Pheasants Forever, Inc.




NOTARY PUBLIC IN AND FOR SAID STATE