

\$485,000.00

BK: 2026 PG: 2652
Recorded: 9/4/2026 at 11:57:41.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$775.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

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

Taxpayer Information: Real Estate Company 6, LLC, 1020 N. 10th Street, Winterset, IA 50273

Return Document To: Real Estate Company 6, LLC, 1020 N. 10th Street, Winterset, IA 50273

Grantors: Covered Bridges Coffee Company

Grantees: Real Estate Company 6, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Eighty-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 Real Estate Company 6, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Five (5) in Block One (1), Plat No. 1 to the Watts-Corkrean Addition to Winterset, Madison County, Iowa.

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 grantor 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.

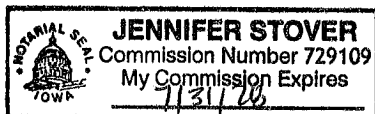
Dated: 8/28/26

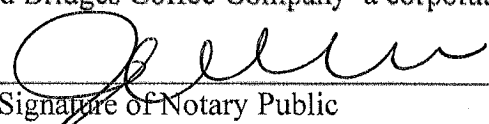
Covered Bridges Coffee Company , an Iowa corporation

By 
Randall Hanna, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/28/26,
by Randall Hanna, as Member Manager, of Covered Bridges Coffee Company a corporation.




Signature of Notary Public