

\$425,000.00

BK: 2026 PG: 2709
Recorded: 9/10/2026 at 3:10:48.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$679.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Space above for recording data

Prepared By: Joseph B. Wallace, Att'y at Law, 627 Main Street, Ames, IA 50010 515-232-2501
Send Tax Statement To: Garrison L&C, LLC 4300 MacArthur Ave, Dallas, TX 75209
Return Document To: Garrison L&C, LLC 4300 MacArthur Ave, Dallas, TX 75209

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Frederick and Darcy Van Bergen**, husband and wife (the "Grantors"), do hereby Convey to **Garrison L&C, LLC**, (the "Grantee"), the following described real estate in ~~Boone~~ ^{Madison} County, Iowa:

Parcel G:

That part of Amended Parcel E, recorded in Book 2021 Page 303, of the West Half of the Northwest Quarter of Section 9, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the Northwest corner of said Section 9 with said point also being a corner of said Amended Parcel E; thence South 00 degrees 01 minutes 25 seconds West, 2624.68 feet to the West Quarter corner of said Section 9 with said point also being a corner of said Amended Parcel E; thence North 86 degrees 23 minutes 24 seconds East, 1296.32 feet to the Southeast corner of said West Half of the Northwest Quarter with said point also being a corner of said Amended Parcel E; thence North 00 degrees 13 minutes 21 seconds East, 1904.69 feet along the East line of said West Half of the Northwest Quarter to a corner of said Amended Parcel E; thence South 43 degrees 13 minutes 07 seconds West, 410.40 feet to a corner of said Amended Parcel E; thence South 78 degrees 39 minutes 48 seconds West, 866.23 feet to a corner of said Amended Parcel E; thence North 00 degrees 05 minutes 28 seconds East, 1119.37 feet to the North line of said West Half of the Northwest Quarter with said point also being a corner of said Amended Parcel E; thence South 86 degrees 07 minutes 11 seconds West, 171.86 feet to the Point of Beginning, having an area of 52.00 Acres.

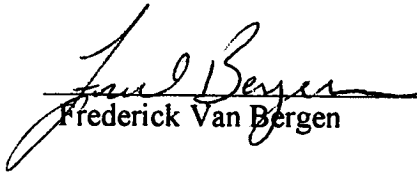
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. 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.

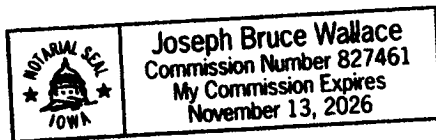
Dated the 9th day of September 2026.

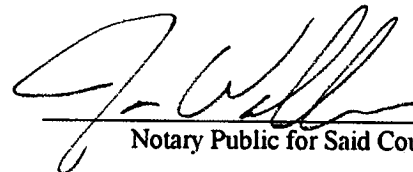

Frederick Van Bergen


Darcy Van Bergen

STATE OF IOWA, COUNTY OF STORY) SS

This record was acknowledged before me on September 9, 2026, by Frederick Van Bergen and Darcy Van Bergen.




Notary Public for Said County and State