



Document 2026 2711

Book 2026 Page 2711 Pages 2
Date 9/10/2026 Time 3:25:21PM
Rec Amt \$12.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**QUIT CLAIM DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Bluestem Ventures, LLC, 1374 State Hwy 92, Winterset, IA 50273

Return Document To: Bluestem Ventures, LLC, 1374 State Hwy 92, Winterset, IA 50273

Grantors: Thunderhead Charolais, LLC

Grantees: Bluestem Ventures, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Thunderhead Charolais, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Quit Claim to Bluestem Ventures, LLC, a limited liability company organized and existing under the laws of Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lots One (1) and Four (4) AND the North Half (1/2) of the vacated alley in Block Two (2) of Adkisons Addition to the Town of Winterset, Madison County, Iowa; AND a tract commencing at the Northeast corner of said Block Two (2) and running thence East 24 $\frac{3}{4}$ feet, thence South 132 feet, thence West 24 $\frac{3}{4}$ feet, thence North 132 feet to the point of beginning.

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.

This deed is exempt according to Iowa Code 428A.2(21).

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Sept 4, 2026.

Thunderhead Charolais, LLC, an Iowa limited liability company

By Elle M
Elle Terhaar, Manager

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on September 4th 2026, by Elle Terhaar, as Manager, of Thunderhead Charolais, LLC, an Iowa limited liability company.

Shyanne K
Signature of Notary Public

