

\$765,000.00

BK: 2026 PG: 2758
Recorded: 9/15/2026 at 3:26:05.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,223.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: MH Advisors, LLC, 1370 US Highway 169, Winterset, IA 50273

Return Document To: MH Advisors, LLC, 1370 US Highway 169, Winterset, IA 50273

Grantors: Lynn Scott and Dorisa Scott

Grantees: MH Advisors, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Seven Hundred Sixty-Five Thousand Dollar(s) and other valuable consideration, Lynn Scott and Dorisa Scott, Husband and Wife, do hereby Convey to MH Advisors, LLC, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.65 acres, as shown in Plat of Survey filed in Book 2016, Page on 1313 on May 18, 2016, in the Office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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 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.

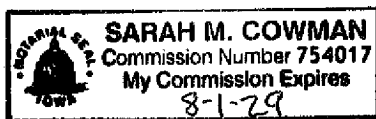
Dated: 9-10-26

Lynn Scott, Grantor

Dorisa Scott, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-10-26 by
Lynn Scott and Dorisa Scott.



Signature of Notary Public