

BK: 2026 PG: 2771
Recorded: 9/16/2026 at 3:05:06.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

DEED IN LIEU OF FORECLOSURE
Recorder's Cover Sheet

Preparer Information:

Andrew Huber, 3555 Farnam Street, Suite 1000, Omaha, Nebraska 68131

Taxpayer Information:

Red Park 3, LLC, 7300 Graceland Drive, Suite 102, Omaha, Nebraska 68134

Return Address:

Andrew Huber, 3555 Farnam Street, Suite 1000, Omaha, Nebraska 68131
402-501-8120

Grantor:

JEM Property Recovery, LLC

Grantee:

Red Park 3, LLC

Legal Description:

See page 2

Document or instrument number if applicable: Deed of Trust dated August 23, 2023 and filed August 30, 2023 in Bk 2023 Pg 2067.

DEED IN LIEU OF FORECLOSURE

MADE this 12th day of September, 2026, by and between JEM PROPERTY RECOVERY, LLC, a Nebraska limited liability company ("Grantor") and RED PARK 3, LLC, a Nebraska limited liability company ("Grantee"), as affiliate and designee of Liquid Lending Solutions, LLC, a Nebraska limited liability company ("Lender").

WHEREAS, Grantee is an affiliate and designee of Lender and is receiving title to the Property at the direction of Lender pursuant to the Agreement;

WHEREAS, that in Lieu of Foreclosure, and in consideration for the payment of One Dollar (\$1.00) and such other valid consideration in hand paid, the receipt of which is hereby acknowledged, said Grantor, Grantor's Successors and Assigns do hereby grant and convey unto the said Grantee, Grantee's Successors and Assigns all of Grantor's interest in and to:

Lots Five (5) and Six (6) in Block Sixteen (16) of Jones Addition to the Town of Winterset in Madison County, Iowa.

This Deed In Lieu of Foreclosure is a surrender of the Property in satisfaction of the Loan and Deed of Trust and is given to also avoid the necessity of foreclosure and the time required to effect foreclosure and the termination of any equity of redemption provided by law.

IT IS THE PURPOSE AND INTENT OF BOTH GRANTOR AND GRANTEE THAT THE FEE SIMPLE INTEREST CONVEYED BY GRANTOR HEREIN TO GRANTEE IS GIVEN AS A FULL CONVEYANCE AND NOT FOR PURPOSES OF ADDITIONAL SECURITY. GRANTOR DOES HEREBY FREELY AND VOLUNTARILY GRANT, BARGAIN, SELL, CONVEY AND TRANSFER UNTO THE GRANTEE FEE SIMPLE TITLE TO THE PROPERTY DESCRIBED HEREIN. GRANTOR WAIVES ANY RIGHTS GRANTOR MAY HAVE UNDER LAW TO REDEEM THE PROPERTY.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal on the property as described in Iowa Code Section 58.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

Grantor believes the value of the real estate is less than or equal to the outstanding indebtedness owed to Grantee. Grantee reserves the right to foreclose its Mortgage against the liens and interests of third parties, whether by judicial foreclosure action or pursuant to non-judicial foreclosure procedure.

NO REVENUE STAMPS REQUIRED – Exemption No. 18 of Iowa Code 428A.2

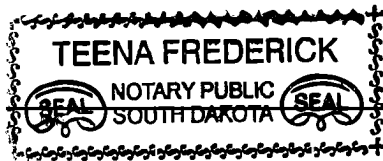
Grantor does hereby covenant with Grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

The undersigned relinquishes all rights of power, homestead and distributive share in and to the real estate.


JEM Property Recovery, LLC
James Moore, Member

STATE OF South Dakota
COUNTY OF Minnehaha) ss.
)

The foregoing instrument was acknowledged before me this 12th day of September, 2026, by James Moore, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which he acted, executed the instrument, and he acknowledged, signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.




Notary Public

**My Commission Expires
October 30, 2027**