

BK: 2026 PG: 2829
Recorded: 9/22/2026 at 1:31:41.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,599.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Sean K. Heitmann, 26 South 1st Ave, Suite 302, Marshalltown, Iowa 50158
Taxpayer: Joseph W. Nichols and Leona C. Nichols, 1439 S 92ND St West Des Moines, IA 50266
Preparer: Sean K. Heitmann, 26 South 1st Ave, Suite 302, Marshalltown, IA 50158, Tel: (641) 752-4271



WARRANTY DEED ✓
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, CLC Farms, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Joseph W. Nichols and Leona C. Nichols, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "H" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Four (4), and in the North Half (½) of the Northeast Quarter (¼) and in the East Half (½) of the Northwest Quarter (¼), and in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Nine (9), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 171.94 acres, as shown in Plat of Survey filed in Book 2026, Page 2003 on July 6, 2026, in the Office of the Recorder of 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: September 16, 2026.

CLC Farms, LLC,

By

Clinton L. Cavanah
Clinton L. Cavanah, as Member/Manager

STATE OF IOWA, COUNTY OF Story

This record was acknowledged before me on September 16th, 2026, by Clinton L. Cavanah, as Member/Manager, of CLC Farms, LLC.

Matthew J. Vegter

Signature of Notary Public

