



Document 2026 2865

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Rev Transfer Tax \$463.20
Rev Stamp# 360 DOV# 342

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

#290,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6871ROGI)

Return To: Jon Paul Moore and Elizabeth Ann Moore, 530 SE Whitetail Lane, Waukee, IA 50263

Taxpayer Information: Jon Paul Moore and Elizabeth Ann Moore, 530 SE Whitetail Lane, Waukee, IA 50263

JWC 193256

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **GS Broadbent Farm, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa, does hereby Convey to **Jon Paul Moore and Elizabeth Ann Moore**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) of Patterson Hills Subdivision, located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

Lot Two (2) of Patterson Hills Subdivision, located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 9-21-26

GS Broadbent Farm, LLC, an Iowa
Limited Liability Company

By, Gregory S. Broadbent Member
Gregory S. Broadbent, Member

STATE OF Iowa)
) ss:
COUNTY OF Warrick)

This record was acknowledged before me on 9/21/2026, by Gregory S. Broadbent, as Member of GS Broadbent Farm, LLC, an Iowa Limited Liability Company.

Dawn D. Reeves
Notary Public in and for said State

