



Document 2026 2895

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 Date 9/28/2026 Time 12:25:35PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$1.503.20
 Rev Stamp# 364 DOV# 347

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$940,000⁰⁰

Return To: Scott Oakes, 1826 Green Lane, Winterset, IA 50273

Taxpayer: Scott Oakes, 1826 Green Lane, Winterset, IA 50273

REC-193193

Preparer: Andrew Nordstrom, 2126 Bicentennial Drive, Cedar Falls, IA 50613, Tel: 319-230-7428



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, LEEN, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Scott Oakes and Carolyn Oakes, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND all that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18) lying East of the river; AND all that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18) lying North and East of the river; AND all that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18) lying North and West of the river; EXCEPT a tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18), more particularly described as follows, to wit: Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), running thence West 1040 feet, thence North 62° East, 402.3 feet thence North 48° East, 230 feet, thence North 38° East, 565 feet, thence North 26° East, 396 feet, thence South 1171 feet to the place of beginning.



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: 9/24/2026

LEEN, LLC, a Iowa limited
liability company

By [Signature] 9/24/2026
Maria Magdalena Van Dyk, Member

LEEN, LLC, a Iowa limited
liability company

By [Signature] 9/24/2026
Riaan Van Dyk, Member

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 9/24/2026,
by Maria Magdalena Van Dyk and Riaan Van Dyk, as Members, of LEEN, LLC a limited
liability company.

[Signature]
Signature of Notary Public

