

\$150,000.00

BK: 2026 PG: 3105
Recorded: 10/19/2026 at 1:09:23.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Matthew D. Kern, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (3719DOC)
Return To: MEL-CAT, LLC, 803 State Highway 92, WINTERSET, IA 50273
Taxpayer Information: MEL-CAT, LLC, 803 State Highway 92, WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Spot Free, Inc.**, a corporation organized and existing under the laws of Iowa does hereby Convey **MEL-CAT, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa, the following described real estate:

Lot Twelve (12) of Helen McCall Huntoon Addition, Plat No. 3, to the City of Winterset, 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: 10/17/26

Spot Free, Inc.

By: [Signature]

Ryan Reynolds
Printed Name

President
Title

STATE OF Ia

COUNTY OF Madison

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This record was acknowledged before me on 10-17-26, by
Ryan Reynolds as President of Spot Free, Inc., an Iowa Corporation.

[Signature]
Notary Public in and for said State

