BK: 2026 PG: 3431
Recorded: 11/19/2026 at 11:46:09.0 AM
Pages 2
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $377.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
JASON SANDEGREN, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
JAMES WHITTEN AND CINDA WHITTEN, 335 FIRST STREET SE, TRURO, IA 50257

WARRANTY DEED

Legal: A tract of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 325 feet West and 248 feet South of the Northeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15), and running thence South 199 feet, thence West 102 feet, thence North 199 feet, thence East 102 feet to the place of beginning.

Address: **335 First Street SE, Truro, IA 50257**

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **R420 Capital LLC, a Limited Liability Company**, hereby conveys the above-described real estate to **James Whitten and Cinda Whitten, as joint tenants with full rights of survivorship and not as tenants in common**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

STATE OF Nevada)

SS:

COUNTY OF Clark)

On this 17th day of November, 2026 before me the undersigned, a Notary Public in and for said State, personally appeared Ben Vanderwilt, to me known, and who being by me duly sworn, did say that the person is the Manager of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

Notary Public in and for said State

Dated: 11/17/2026, 2026

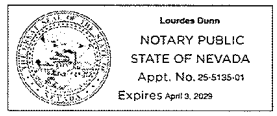
R420 Capital LLC

BY: Ben Vanderwilt

Ben Vanderwilt, Manager

Print Name of Signatory

04/03/2029



Notarized remotely using audio-video communication technology via Proof.