

BK: 2026 PG: 485  
Recorded: 2/25/2026 at 8:35:06.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Prepared by: Alexandria A. Greim, Mark Gray Law, PLC, 416 SW 3<sup>rd</sup> Street, Ankeny, IA 50023 (515) 964-3633  
RETURN TO: Alexandria A. Greim, Mark Gray Law, PLC, 416 SW 3<sup>rd</sup> Street, Ankeny, IA 50023-3040  
Mail Tax Notices to: The Lone Oak, LLC, 7094 NW 4<sup>th</sup> St, Ankeny, Iowa 50023

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **Nicholas E. Mescher and Paige Mescher**, a married couple, hereby convey to **The Lone Oak, LLC**, an Iowa Limited Liability Company, the following described real estate, situated in **Madison County, Iowa**:

SEE ATTACHED LEGAL DESCRIPTION;

subject to easements, zoning and restrictions or covenants of record;

EXEMPT pursuant to Iowa Code §428A.2(21), consideration less than \$500.

Subject, in each case, to zoning and other ordinances; building codes; covenants, easements, and any other matters of record; taxes and assessments not yet due and payable; any unrecorded leases and rights of persons in possession; and liens and encumbrances permitted or caused by Grantee or its agents or representatives.

Each Grantor, as to its interest hereunder conveyed, hereby covenants with Grantee, and successors in interest, to warrant and defend the real estate against the lawful claims of any persons claiming by, through, or under such Grantor, 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.

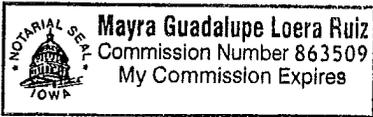
Dated: 2-24-26

Nicholas E. Mescher  
Nicholas E. Mescher, Grantor

STATE OF IOWA            )  
  ) ss.  
COUNTY OF POLK        )

This record was acknowledged before me on the 24 day of February, 20 26, by Nicholas E. Mescher.

Mayra Loera Ruiz  
Notary Public



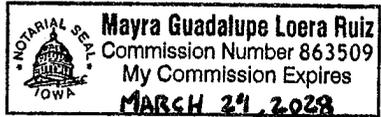
Dated: 2/24/26

Paige Mescher  
Paige Mescher, Grantor

STATE OF IOWA            )  
  ) ss.  
COUNTY OF POLK        )

This record was acknowledged before me on the 24 day of February, 20 26, by Paige Mescher.

Mayra Loera Ruiz  
Notary Public



## LEGAL DESCRIPTION

The South 64 rods of the West 25.87 acres of the South One-Fourth (1/4) of Section Thirty-one (31), Township 76 North, Range 26 West, and the South 64 rods of the Ease One-Fourth (1/4) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), ALL in Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5<sup>th</sup> P.M., Madison County, Iowa;

AND,

The East Eighty (80) Acres of the South Half (1/2) of the South Half (1/2) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa;

EXCEPT: Parcel "A" located therein, containing 12.00 acres, as shown in Plat of Survey filed in Book 2002, Page 5617 on November 15, 2002, in the Office of the Recorder of Madison County, Iowa;

AND EXCEPT: Parcels "C," "D," and "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2021, Page 2252 on June 2, 2021, in the Office of the Madison County, Iowa Recorder.