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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: MR2D, LLC, 1966 175th Lane, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED

For the consideration of ----Four Hundred Thousand Dollar(s)---- and other valuable consideration, Joyce E. Binns, a Single Person, does hereby Convey to MR2D, LLC, an Iowa Limited Liability Company organized and existing under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except public highway; AND EXCEPT that part of Parcel "D" located therein as shown in Plat of Survey filed in Book 2011, Page 2369 on September 7, 2011, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part of Parcel "G" located therein as shown in Plat of Survey filed in Book 2014, Page 1442 on June 17, 2014, in the Office of the Recorder of Madison County, Iowa,

AND

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

This Deed is in fulfillment of the Real Estate Contract filed for record on December 20, 2021 in the Madison County Recorder's Office in Book 2021 at Page 5158.

Grantor does hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: January 7, 2026.

Joyce E. Binns
Joyce E. Binns

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 7, 2026, by Joyce E. Binns.



Carla J. Vasey
Signature of Notary Public