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Date 2/26/2026 Time 2:15:09PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$900.80

Rev Stamp# 58 DOV# 48

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

2

\$ 563,500⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹/₂ **Taxpayer Information:** Jacob Beals and Rachelle Beals, 33254 E. Trail Ridge Circle, Adel, IA 50003

Return Document To: Jacob Beals and Rachelle Beals, 33254 E. Trail Ridge Circle, Adel, IA 50003

Grantors: Saw Farms, LLC

Grantees: Jacob Beals and Rachelle Beals

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Five Hundred Sixty-Three Thousand Five Hundred Dollar(s) and other valuable consideration, Saw Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Jacob Beals and Rachelle Beals, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.35 acres, as shown in Plat of Survey filed in Book 2022, Page 963 on April 4, 2022, in the Office of the Recorder of Madison County, Iowa; AND the Northwest (1/4) of the Southeast (1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



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, according to the context.

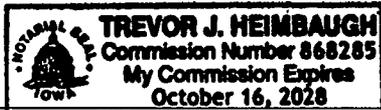
Dated: February 13, 2026

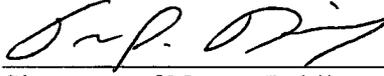
Saw Farms, LLC, an Iowa limited liability company

By 
Douglas D. Pullin, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 13, 2026, by Douglas D. Pullin, as Member Manager, of Saw Farms, LLC a limited liability company.




Signature of Notary Public