

\$1,600,000.00

DOV & REV STAMPS SHARED WITH

WD 04-03-26 2026-949

BK: 2026 PG: 947

Recorded: 4/3/2026 at 2:48:35.0 PM

Pages 4

County Recording Fee: \$27.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$30.00

Revenue Tax: \$2,559.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: NE Madison, LLC, 3020 133rd Ct, Van Meter, Iowa 50261

WARRANTY DEED

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, David Lynch, a single person, Susan Chenoweth and Gregory Chenoweth, a married couple, Mary Lynch, a single person, Janette Purdy and Gary Purdy, a married couple, Peter Lynch and Christine Lynch, a married couple, and Sheila Stivers and David Stivers, a married couple, do hereby Convey to NE Madison, LLC, a Limited Liability Company, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) 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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold 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 grantors Covenant 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.

Dated: 3/20/24

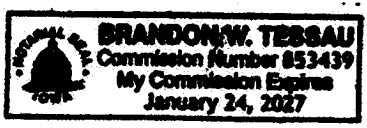
Janette Purdy
Janette Purdy (Grantor)

Gary Purdy
Gary Purdy (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 3/20/26, by Janette Purdy and Gary Purdy.

B. Tessa
Signature of Notary Public



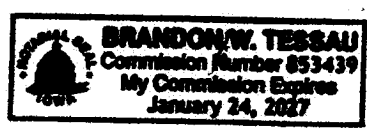
Peter Lynch
Peter Lynch (Grantor)

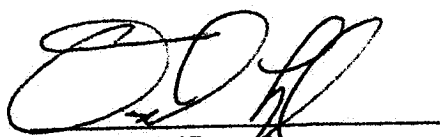
Christine Lynch
Christine Lynch (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 3/20/26, by Peter Lynch and Christine Lynch.

B. Tessa
Signature of Notary Public





David Lynch (Grantor)

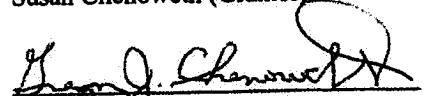
STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 3/20/26, by David Lynch.


Signature of Notary Public

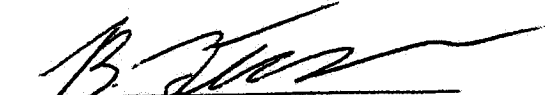



Susan Chenoweth (Grantor)


Gregory Chenoweth (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 3/20/26, by Susan Chenoweth and Gregory Chenoweth.

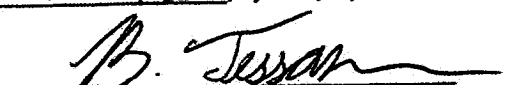

Signature of Notary Public

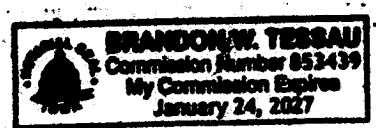



Mary Lynch (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 3/20/26, by Mary Lynch.


Signature of Notary Public



Sheila L Stivers

Sheila Stivers (Grantor)

David Stivers

David Stivers (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 3/20/26, by Sheila Stivers and David Stivers.

B. Tessa

Signature of Notary Public

