

**\$6,150,000.00**

BK: 2024 PG: 885

Recorded: 4/26/2024 at 3:35:37.0 PM

Pages 3

County Recording Fee: \$32.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$35.00

Revenue Tax: \$9,839.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**Space above for recording data**

Prepared By: James G. Rowe, Attorney at Law, 413 Grant Street, Van Meter, Iowa 50261 // (515) 996-4045
Send Tax Stmt. To: JD Ventures II, LLC, Attn: Scott Flood, 1200 Grand Avenue, West Des Moines, IA 50265
Return Document To: JD Ventures II, LLC, Attn: Scott Flood, 1200 Grand Avenue, West Des Moines, IA 50265

**WARRANTY DEED**

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

**AJS Farms, LLC**, a limited liability company organized and existing under the laws of Iowa, for valuable consideration CONVEY(S) to: **JD Ventures II, LLC**, the following described real estate in Madison County, Iowa:

The East Half (½) of the Southwest Quarter (¼) and the Southeast Quarter (¼) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** the Southeast Quarter (¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** the Southwest Quarter (¼) of said Section Sixteen (16); **EXCEPT** all that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Sixteen (16) lying East of the West line of the former Chicago Rock Island and Pacific Railroad Company Right-of-Way; **AND** the North Half (½) of the Northwest Quarter (¼) and the Northeast Quarter (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-one (21), lying Northeasterly of a line drawn 100 feet Southwesterly from and parallel with the located main track centerline of the Chicago, Rock Island & Pacific Railroad Company's Earlham to Winterset line as now staked and located on over and across said above described land, said main track centerline being more particularly described as beginning at a point in the North line of said Northeast Quarter (¼) of the Southeast Quarter (¼), 196.7 feet West of the Northeast corner thereof, thence Southeasterly 297.7 feet to a point in the East line of said Northeast Quarter (¼) of the Southeast Quarter (¼), 224.0 feet South of the Northeast corner thereof, containing 1.41 acres more or less.

AND the Grantor(s) do HEREBY COVENANT with the Grantee(s), 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 WHATSOEVER, except as may be stated above; and it covenants to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever, except as may be stated above.

Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 26<sup>th</sup> day of April, 2024.

AJS FARMS, LLC,

By: 

Aaron Sligh, Manager

STATE OF IOWA, COUNTY OF Dallas


This record was acknowledged before me on April 26, 2024 by Aaron Sligh as Manager of AJS Farms, LLC.



[ notary stamp ]

Sign name here

Print name here

  
Sean Asada

Notary Public in and for said State and County  
My Commission Expires: