



Document 2019 4134

Book 2019 Page 4134 Type 03 001 Pages 2
Date 12/30/2019 Time 12:51:09PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$925.60
Rev Stamp# 500 DOV# 516
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

E Prepared by: Hogan Law Office, 3101 Ingersoll Ave., Suite 103, Des Moines, IA 50312 (515) 279-9059
Return to & Tax Statements: Jess and Natalie Erdman, 6401 Ashworth Rd, West Des Moines, IA 50266

$\frac{2}{4}$

\$578,600

WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, **BISHOP FARMS, L.C., an Iowa limited liability company**, f/k/a Bishop Farms, a general partnership prior to Articles of Conversion filed with the Secretary of State of Iowa, does hereby convey to **JESS CARL EDWARD ERDMAN and NATALIE RENEE ERDMAN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the real estate in Madison County, Iowa described in **Exhibit "A"**

Grantor does hereby covenant with Grantee and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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, and as masculine or feminine gender, according to the context.

Dated: 12/20, 2019.

BISHOP FARMS, L.C.,
an Iowa limited liability company
f/k/a Bishop Farms, an Iowa general partnership

By: David W. Bishop
David W. Bishop, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on 12/20, 2019, by David W. Bishop, Manager of Bishop Farms, L.C.

By: [Signature]
Notary Public

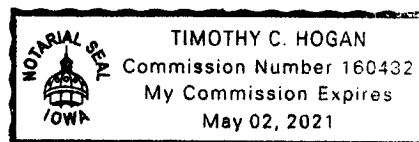


EXHIBIT "A"

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) except the East 3 ¼ acres thereof, and the West Half (1/2) of the Southwest Quarter (1/4) except Parcel "C" filed in Book 2016 Page 3369, of Section Twenty-seven (27); the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Southeast Quarter (1/4) of the Northeast Quarter (1/4), and the Southeast Quarter (1/4) except Parcel "D" filed in Book 2019 Page 2289, of Section Twenty-eight (28), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.