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Date 1/14/2020 Time 3:51:22PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$664.80

Rev Stamp# 11 DOV# 13

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
**Recorder's Cover Sheet**

\$416,000

**Preparer Information:** (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273  
Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Town Family Trust, 2563 225th Street, Winterset, IA 50273

**Return Document To:** (Name and complete address)

Town Family Trust, 2563 225th Street, Winterset, IA 50273

**Grantors:**

Birds Nest of Holland, L.L.C.

**Grantees:**

Todd C. Town and Deborah A. Town,  
Trustees of the Town Family Trust dated  
August 28, 2000.

**Legal description:**

**Document or instrument number of previously recorded documents:**



# **WARRANTY DEED** **(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of ---\$416,000.00--- Dollar(s) and other valuable consideration, Birds Nest of Holland, L.L.C., a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Todd C. Town and Deborah A. Town, Trustees of the Town Family Trust dated August 28, 2000

the following described real estate in Madison County, Iowa:  
The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the South Three-fourths (3/4) of the East Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, INCLUDING Parcel "A" located therein, as shown in Plat of Survey filed in Book 2, Page 542 on January 26, 1995 in the Office of the Recorder of Madison County, Iowa.



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.

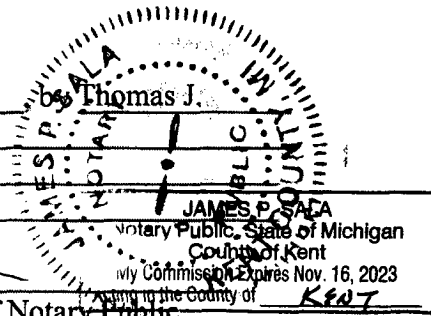
Dated on January 10, 2020.

Birds Nest of Holland, L.L.C., a(n) Limited Liability Company

By Thomas J. Robbins By \_\_\_\_\_  
Thomas J. Robbins, Authorized Agent

STATE OF Michigan, COUNTY OF Kent

This record was acknowledged before me on January 10, 2020 by Thomas J. Robbins as Authorized Agent of Birds Nest of Holland, L.L.C.



James P. Sala  
Signature of Notary Public