



Document 2020 2884

Book 2020 Page 2884 Type 03 001 Pages 2

Date 8/10/2020 Time 10:19:50AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$487.20

ANNO

Rev Stamp# 324 DOV# 321

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



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

\$305,000

Preparer Information: (Name, address and phone number)

Scott A. Hall, 303 Locust St, Ste 400 Des Moines, Iowa 50309

Phone: (515) 282-6803

Taxpayer Information: (Name and complete address)

J5 LLC, 3229 305th Ln, Truro, IA 50257

✓ **Return Document To:** (Name and complete address)
J5, LLC, 3229 305th Ln, Truro, IA 50257

Grantors:

Dogface Farms, LLC

Grantees:

J5 LLC

Legal description:

Document or instrument number of previously recorded documents:

2018-3603



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

For the consideration of Ten Dollar(s) and other valuable consideration, Dogface Farms, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to J5 LLC, an Iowa limited liability company,

the following described real estate in Madison County, Iowa:
The Southeast Quarter (1/4) of the Northeast 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, EXCEPT that part of Parcel "B" located therein, as shown in Plat of Survey filed in Book 2018, Page 3218 on October 4, 2018, 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 July 30, 2020.

Dogface Farms, LLC, a(n) limited liability company

By [Signature]
Rick Pearson, Member

By _____

STATE OF IOWA, COUNTY OF Story
This record was acknowledged before me on July 30, 2020, by Rick Pearson
as Member
of Dogface Farms, LLC



ERICA THOMPSON
Commission Number 81282
My Commission Expires July 8, 2022
[Signature] Notary Public