

BK: 2021 PG: 2374
Recorded: 6/9/2021 at 12:10:34.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$11.82
Combined Fee: \$28.82
Revenue Tax: \$456.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer & Return To: Michael D. Tungesvik, PO Box 422, Boone, IA 50036 (515) 432-6200
Taxpayer: AJS Farms, LLC, 1265 S. Wildfire Avenue, West Des Moines, IA 50266

CUSTODIAN WARRANTY DEED

For the consideration of One and No/00 Dollar(s) and other valuable consideration, Boone Bank & Trust Co., Custodian for Michael Shawn Schumacher IRA, do hereby Convey to AJS Farms, LLC, the following described real estate in Madison County, Iowa:

Parcel "A," located in the Southwest Quarter (1/4) of Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 393 on February 24, 1999 in the Office of the Recorder of Madison County, Iowa.

Grantor hereby transfers and assigns to Grantee, Grantor's rights and responsibilities associated with federal Conservation Reserve Program ("CRP") contract(s) on this real property. Grantee agrees to assume or renew each of said contracts(s), as required by the controlling governmental agency promptly upon the acceptance of this deed. Grantee is solely responsible for, and will indemnify and hold harmless Grantor, Grantor's lessees and agents from, all fines, penalties, contract payment forfeitures, and other costs and expenses resulting from Grantee's failure to timely assume, renew or comply with the terms of, said contract(s).

Grantor hereby Covenants with grantees, 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.

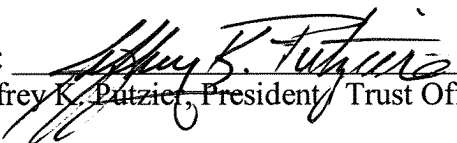
The grantor further warrants to the grantees all of the following: That the custodial account pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the custodial account was under no disability or infirmity at the time the custodial account was created; that the transfer by the custodian to the grantees is effective and rightful; and that the custodian knows of no facts or legal claim which might impair the validity

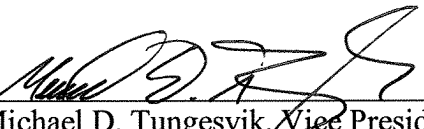
of the custodial account or the validity of the transfer.

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: June 7, 2021.

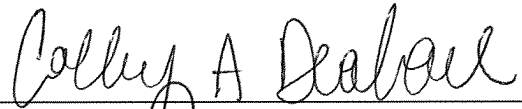
**Boone Bank & Trust Co.,
As Custodian of the above-named Individual Retirement Account**

By: 
Jeffrey K. Putzier, President / Trust Officer

By: 
Michael D. Tungesvik, Vice President / Trust Officer

STATE OF IOWA, COUNTY OF BOONE

This record was acknowledged before me on June 7, 2021, by Jeffrey K. Putzier as President / Trust Officer and Michael D. Tungesvik as Vice President / Trust Officer of Boone Bank & Trust Co., Custodian of the above-entitled Individual Retirement Account.


Signature of Notary Public

