

CONSIDERATION \$1,500,000

BK: 2021 PG: 3068

Recorded: 7/23/2021 at 8:06:15.0 AM

Pages 2

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$2,399.20

LISA SMITH RECORDER

Madison County, Iowa

WARRANTY DEED

Preparer Information:

Lisa R. Wilson
222 N.W. Sunrise Drive
Waukee, Iowa 50263
(515) 369-2502

Taxpayer Information:

Hidden Canyon Holdings, LLC
11801 Hickman Road, Suite 100
Urbandale, Iowa 50323

Return Document To:

Wilson & Egge, P.C.
222 N.W. Sunrise Drive
Waukee, Iowa 50263

Grantor:

Summer's Farm, L.L.C.

Grantee:

Hidden Canyon Holdings, LLC

Legal Description:

The North Three-fourths (3/4) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND the Southwest Quarter (1/4) and the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the West one-fourth (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-three (23), AND EXCEPT the South 3 Acres of the West Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-three (23).

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, SUMMER'S FARM, L.L.C., an Iowa limited liability company, hereby conveys unto HIDDEN CANYON HOLDINGS, LLC, the following described real estate, situated in Madison County, Iowa:

The North Three-fourths (3/4) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND the Southwest Quarter (1/4) and the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the West one-fourth (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-three (23), AND EXCEPT the South 3 Acres of the West Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-three (23).

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantor does hereby covenant with grantee, and its successors in interest, that said grantor holds fee title to the real estate; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and it covenants to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead and distributive share in and to such real estate.

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 July 21, 2021.

SUMMER'S FARM, L.L.C., AN IOWA LIMITED
LIABILITY COMPANY

Robin Jo Sobotka
By: Robin Jo Sobotka, Manager

STATE OF IOWA)
COUNTY OF Dallas) SS:

This record was acknowledged before me on this 21 day of July, 2021, by Robin Jo Sobotka, Manager of Summer's Farm, L.L.C.

Lisa R. Wilson
Notary Public in and for Said State

