

BK: 2021 PG: 3639
Recorded: 8/30/2021 at 12:19:34.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$352.80
LISA SMITH RECORDER
Madison County, Iowa

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325; (515) 518-6306
Return and
Tax Statement to: Keith J. Shoemaker and Jennifer M. Shoemaker, 5513 Forest Ave, Des Moines, IA 50311

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **AJS Farms, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Keith J. Shoemaker and Jennifer M. Shoemaker, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "F", located in the Southwest Quarter (1/4) of the 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, containing 16.79 acres, more or less, as shown in Plat of Survey filed in Book 2021, Page 3136 on July 28, 2021 in the Office of the Recorder of Madison County, Iowa

This deed is being conveyed by a Limited Liability Company in the ordinary course of business and is being signed by a member and/or manager who has the authority to act on behalf of the Limited Liability Company.

Grantor does Hereby Covenant 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.

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: 8-19-21

AJS Farms, LLC, an Iowa Limited Liability Company

By [Signature]

Printed Name: Aaron Sligh

Title: AJS Farms llc. Managing Member

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on this 19 day of August, 2021, by
Aaron Sligh as Managing Member of AJS Farms, LLC.



Caitlyn Frohmader
Notary Public

My Commission Expires: 4-21-2023