



Document 2021 3872

Book 2021 Page 3872 Type 03 001 Pages 2  
Date 9/15/2021 Time 11:26:35AM  
Rec Amt \$12.00 Aud Amt \$10.00 INDX  
Rev Transfer Tax \$594.40 ANNO  
Rev Stamp# 481 DOV# 476 SCAN  
LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$ 372,000<sup>00</sup>

**WARRANTY DEED**

**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

**Taxpayer Information:** L & D Schwartz Farms, L.L.C., PO Box 237, Greenfield, IA 50849

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Dean Emory and Waunita Emory

**Grantees:** L & D Schwartz Farms, L.L.C.

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Three Hundred Seventy-Two Thousand Dollar(s) and other valuable consideration, Dean Emory and Waunita Emory, husband and wife, do hereby Convey to L & D Schwartz Farms, L.L.C., a Limited Liability Company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South 42 Acres of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tract of land, to-wit: Commencing at the Southwest Corner of the Northeast Quarter (NE1/4) of said Section Eighteen (18), thence North 28 feet, thence Southeast to a point 28 feet East of the place of beginning, thence West 28 feet to the place of beginning.

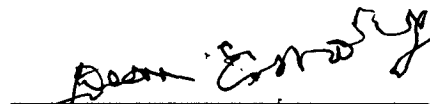
AND

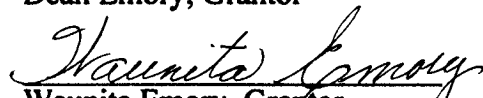
The Southwest Quarter of the Northwest Quarter (SW¼ NW ¼) of Section Seventeen (17), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except a strip of land Thirty-three (33) feet in width off of the South side thereof.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the 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.

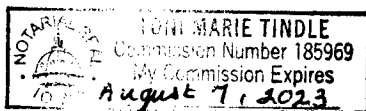
Dated: September 11, 2021

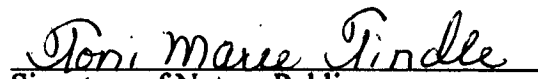
  
Dean Emory, Grantor

  
Waunita Emory, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 11, 2021 by Dean Emory and Waunita Emory.



  
Signature of Notary Public