

CONSIDERATION \$585,000

BK: 2021 PG: 4518
Recorded: 11/1/2021 at 8:59:41.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$935.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

(LIMITED LIABILITY COMPANY GRANTOR)

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE SUITE B
URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330
Return to: Tikhon, LLC, 709 NE 58th Ave., Des Moines, IA 50313
Send Tax Statements to: Tikhon, LLC, 709 NE 58th Ave., Des Moines, IA 50313
Grantor/Affiant: Land Concepts, LLC
Grantee: Tikhon, LLC

For the Consideration of ONE Dollar(s) and other valuable consideration, Land Concepts, LLC, a Limited Liability Company (also known as "Grantor") organized and existing under the laws of Iowa does hereby convey to Tikhon, LLC, an Iowa limited liability company, the following described Real Estate in Madison County, Iowa:

The North Half of the Northeast Quarter (N 1/2 NE 1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXEPT Parcel "B" located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 21, containing 8.93 acres shown in a Plat of Survey filed in Book 2012 at Page 3865 on December 19, 2012 in the office of the Recorder of Madison County, Iowa.

This conveyance is in the ordinary course of the Grantor's business or affairs.

Subject to all Covenants, Restrictions and Easements of Record.

The Limited Liability Company 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; masculine or feminine gender; according to the context.

[signatures and notary appear on the following page]

Dated: October 26, 2021

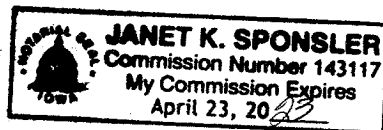
LAND CONCEPTS, LLC

By Steve Bruere

Steve Bruere, Manager

STATE OF IOWA, COUNTY OF Polk SS:

This instrument was acknowledged before me, dated October 26, 2021, by Steve Bruere, Manager, Land Concepts, LLC.



Janet K. Sponsler

Notary Public in and for the State of Iowa