

BK: 2021 PG: 46
Recorded: 1/6/2021 at 9:56:20.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$13.75
Combined Fee: \$30.75
Revenue Tax: \$559.20
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$350,000

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information:

Cambridge Law Firm PLC
PO Box 496
Atlantic, Iowa 50022
Phone: (712) 243-1663

Taxpayer Information:

Blackstone Exteriors, LLC
Attn: Jeff Simmerman
250 W 1st St., Ste. B
Grimes, IA 50111

Return Document To:

Minnihan Law Firm
906 9th Street
Onawa, IA 51040

Grantors:

Agrivision Group Properties, LLC

Grantees:

Blackstone Exteriors, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, AGRIVISION GROUP PROPERTIES, LLC, a limited liability company organized and existing under the laws of the State of Iowa ("Grantor") hereby conveys the following described real estate in Madison County, Iowa to BLACKSTONE EXTERIORS, LLC ("Grantee");

A tract of land in the East Half (1/2) of the Southeast Quarter (SE1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 5.27 acres, as shown in Boundary Retracement Survey filed in Book 2016 at Page 912 on April 13, 2016 in the Office of the Recorder of Madison County, Iowa.

The Grantor hereby covenants with Grantee and Grantee's 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 further covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

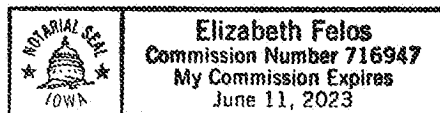
AGRIVISION GROUP PROPERTIES, LLC,
an Iowa limited liability company

By: Randall K. McCunn Controller
Randall K. McCunn, Controller

12-30-2020
Date

STATE OF IOWA, COUNTY OF Mills, ss:

This record was acknowledged before me on DECEMBER 30, 2020, by Randall K. McCunn as Controller of Agrivision Group Properties, LLC.



[Signature]
Signature of Notary Public