

BK: 2021 PG: 5106
Recorded: 12/15/2021 at 2:00:58.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$41.57
Combined Fee: \$58.57
Revenue Tax: \$2,051.20
LISA SMITH RECORDER
Madison County, Iowa

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

Preparer Information:

Kayla L. Sproul
801 Grand Avenue, Suite 3700
Des Moines, IA 50309-8004
Phone: (515) 243-4191

Taxpayer Information:

Rosemary, LLC
34428 Maffit Lake Road
Cumming, IA 50061

Return Document To:

Rosemary, LLC
34428 Maffit Lake Road
Cumming, IA 50061

Grantors: Madison County Investors, LLC

Grantees: Rosemary, LLC

Legal Description: See Page 2



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Madison County Investors, LLC, an Iowa limited liability company, does hereby convey to Rosemary, LLC, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

The Northwest Fractional Quarter (NW 1/4) of the Northeast Fractional Quarter (NE 1/4) and the Northeast Fractional Quarter (NE 1/4) of the Northwest Fractional Quarter (NW 1/4) except a tract described as commencing at the Northwest Corner of the Northeast Fractional Quarter, Northwest Fractional Quarter, thence South 00°00' along the West line of said Northeast Fractional Quarter Northwest Fractional Quarter, 796.45 feet, thence North 81°49' East 394.3 feet, thence North 0°29' East 754.3 feet to the North line of said Northeast Fractional Quarter, thence West to the Point of Beginning, all in Section Two (2), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Madison County Investors, LLC is a manager-managed Iowa limited liability company; this conveyance is made in the ordinary course of business of Madison County Investors, LLC; and Ralph Steven Gillotti, as Manager, has the authority to act on behalf of Madison County Investors, LLC.

The grantor 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, according to the context.

Dated: December 15, 2021.

Madison County Investors, LLC

By Ralph Steven Gillotti
Ralph Steven Gillotti, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on December 15, 2021 by Ralph Steven Gillotti, Manager of Madison County Investors, LLC, an Iowa limited liability company.

Kayla Lianne Sproul
Signature of Notary Public

