



Document 2022 1227

Book 2022 Page 1227 Type 03 001 Pages 2
Date 4/27/2022 Time 2:57:16PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$135.20
Rev Stamp# 143
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$85,000

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

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

Taxpayer Information: Zackary Dierks and Jessica Dierks, 1607 Thomas Street, Redfield, IA 50233

✓ **Return Document To:** Zackary Dierks, 1607 Thomas Street, Redfield, IA 50233

Grantors: Hickory Hill Hereford Farm, LLC

Grantees: Zackary Dierks and Jessica Dierks

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Eighty-Five Thousand Dollar(s) and other valuable consideration, Hickory Hill Hereford Farm, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Zackary Dierks and Jessica Dierks, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "J" located in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.24 acres, as shown in Plat of Survey filed in Book 2012, Page 204 on January 23, 2012, in the Office of the Recorder of Madison County, Iowa.

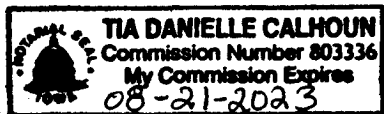
This Deed is given in fulfillment of a Real Estate Contract dated May 15, 2017, and filed June 13, 2017, in Book 2017, Page 1821 of the Recorder's Office of Madison County, Iowa; and an Assignment and Assumption Agreement filed September 16, 2020, in Book 2020, Page 3516 of the Recorder's Office of Madison County, Iowa.

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: 5/29/22.

Hickory Hill Hereford Farm, LLC, an Iowa
limited liability company



By 
Douglas E. Gross, President

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on March 29, 2022,
by Douglas E. Gross, as President, of Hickory Hill Hereford Farm, LLC a limited liability
company.


Signature of Notary Public