



Document 2022 1915

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Date 6/27/2022 Time 12:13:33PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$389.60

Rev Stamp# 234 DOV# 226

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 244,000<sup>00</sup>

✓ **Return To:** Thunderhead Charolais, LLC, 1374 Highway 92, Winterset, IA 50273

**Taxpayer:** Thunderhead Charolais, LLC, 1374 Highway 92, Winterset, IA 50273

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Forty-Four Thousand Dollar(s) and other valuable consideration, Reed Family Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Thunderhead Charolais, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See Description Attached

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: 6-27-22

Reed Family Investments, LLC, an Iowa limited liability company

By

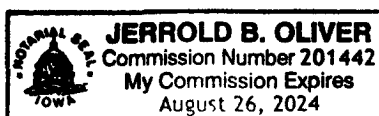
Fred H. Reed

Fred H. Reed, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-27-22,  
by Fred H. Reed, as Manager, of Reed Family Investments, LLC a limited liability company.

Jerrold B. Oliver  
Signature of Notary Public



**Lots One (1) and Four (4) AND the North Half ( $\frac{1}{2}$ ) of the vacated alley in Block Two (2) of Adkisons Addition to the Town of Winterset, Madison County, Iowa, AND a tract commencing at the Northeast corner of said Block Two (2) and running thence East  $24\frac{3}{4}$  feet, thence South 132 feet, thence West  $24\frac{3}{4}$  feet, thence North 132 feet to the point of beginning,**