

\$600,000

BK: 2023 PG: 1513
Recorded: 7/3/2023 at 9:38:51.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$959.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

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

Taxpayer Information: McDonald's Real Estate Company, 110 N. Carpenter Street, Chicago, IL 60607-2101

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: BB and P Feed and Grain, Inc. a/k/a BB&P Feed & Grain, Inc.

Grantees: McDonald's Real Estate Company

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

CPT/CP70124 Jm



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, BB and P Feed and Grain, Inc. a/k/a BB&P Feed & Grain, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to McDonald's Real Estate Company, a corporation organized and existing under the laws of Delaware the following described real estate in Madison County, Iowa:

See Exhibit "A" for legal description.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Corporation 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 shown on Exhibit "B" attached hereto and it covenants to Warrant and Defend the real estate against the lawful claims of all persons.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

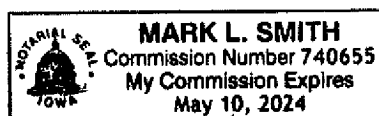
Dated: 6/28/2023

BB and P Feed and Grain, Inc. a/k/a BB&P Feed & Grain, Inc., an Iowa corporation

By Margaret M. Casper
Margaret M. Casper, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/28/2023,
by Margaret M. Casper, as President, of BB and P Feed and Grain, Inc. a/k/a BB&P Feed & Grain, Inc. a corporation.



Mark L. Smith
Signature of Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 'S'

A TRACT OF LAND BEING PART OF PARCELS 'E' AND 'H', AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WINTERSET, MADISON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°24'45" WEST, 386.60 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°27'55" EAST, 176.48 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 / 169 AND THE SOUTH LINE OF WAMBOLD DRIVE, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL 'S'; THENCE CONTINUING ALONG THE EAST LINE OF SAID WAMBOLD DRIVE, NORTH 00° 27' 55" EAST, 50.07 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 87° 29' 58" EAST, 45.06 FEET; THENCE NORTH 00° 27' 55" EAST, 423.24 FEET; THENCE SOUTH 89° 13' 41" EAST, 273.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169 (A.K.A. JOHN WAYNE DRIVE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00° 37' 54" WEST, 346.74 FEET; THENCE NORTH 89° 22' 38" WEST, 34.90 FEET; THENCE SOUTH 00° 39' 59" WEST, 66.81 FEET; THENCE SOUTH 49° 28' 15" WEST, 74.72 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 / 169; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 87° 29' 58" WEST, 226.25 FEET TO THE POINT OF BEGINNING. CONTAINING 124,049 SQUARE FEET OR 2.848 ACRES, MORE OR LESS.

EXHIBIT B
Permitted Exceptions

1. Real estate taxes not yet due and payable.
2. Restriction on rights of direct access to Primary Road U.S. 169, as set forth in Warranty Deed (Corporate) dated October 2, 1974, filed November 1, 1974, in Book 104, Page 371, and as shown on Iowa State Highway Commission Right of Way Plat for Access Control dated July 10, 1974, filed July 19, 1974, in Book 110, Page 479.
3. Easement for ingress and egress purposes as shown on Amended Plat of Survey filed April 8, 2010 in Book 2010, Page 781, as corrected by Affidavit filed April 9, 2010 in Book 2010, Page 801, which amends the Plat of Survey filed December 22, 2004, in Book 2004, Page 6087.
4. Resolution 89-115, Assenting to the Annexation of Certain Real Estate to the City of Winterset, Iowa dated December 4, 1989, filed December 28, 1989, in Book 55, Page 531.
5. Terms and conditions of Resolution No. 2007-1, Approving Easement Agreement passed and adopted January 8, 2007, filed February 20, 2007, in Book 2007, Page 720, and Municipal Easement Agreement dated December 19, 2006, attached thereto.
6. Terms and conditions of Declaration of Covenants and Restrictions dated March 30, 2017, filed March 31, 2017, in Book 2017, Page 1012.
7. Easements and other matters shown on Plat of Survey of Parcel H in the Southeast Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 28 West, in Plat Records filed May 23, 2016, in Book 2016, Page 1401.