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Rec Amt \$22.00 Aud Amt \$25.00

INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jeffrey A. Koch and Diane K. Koch, 2250 105th Street, Van Meter, Iowa 50261

Taxpayer: Jeffrey A. Koch Trust and Diane K. Koch Trust, 2250 105th Street, Van Meter, Iowa 50261

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



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey A. Koch and Diane K. Koch, Husband and Wife, do hereby Convey to JDK Family Farms, LLC, the following described real estate in Madison County, Iowa:

See Descriptions attached

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: 1/11/23

Jeffrey A. Koch
Jeffrey A. Koch, Grantor

Diane K. Koch
Diane K. Koch, Grantor

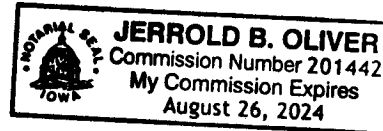
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on
by Jeffrey A. Koch and Diane K. Koch

Jan 11, 2023

Jerrold B. Oliver

Signature of Notary Public



The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 2, and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 11, all in Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

AND

The fractional East one-half (fr. E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6) and the Fractional West one-half (fr. W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Five (5), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

South Half (S $\frac{1}{2}$) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$); the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$) of the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$); and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) excepting therefrom a tract described as follows: Commencing at a point 267 feet South of the Northeast Corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) running thence South 340 feet, thence West 135 feet, thence North 340 feet, thence East to the point of beginning, all in Section Six (6), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

The Fractional Northeast Quarter (Fr. NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), all in Section Six (6) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, excepting therefrom the following-described tract of real estate: Commencing at the Northeast Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., running thence West along the North side of the said 40-acre tract for a distance of 400 feet, thence South 326 feet, thence East parallel with the North line of said 40-acre tract to the East line thereof, thence North 326 feet to the point of beginning.

AND

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6), and the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M.

AND

Parcel "A" located in the West Half ($\frac{1}{2}$) of the Fractional Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Iowa containing 61.02 acres as shown in Amended Plat of Survey filed in Book 2005, Page 5525 on November 15, 2005, in the Office of the Recorder of Madison County, Iowa, EXCEPT that part thereof located in the Southwest Quarter ($\frac{1}{4}$) of the Fraction Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7)

AND

Parcel "E", located in the Northwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section 5, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North $00^{\circ}39'08''$ West, 667.10 feet along the West line of the Northwest Quarter of said Section 5 to the Point of Beginning; thence North $00^{\circ}39'08''$ West, 1808.68 feet to the Northwest corner of said Section 5, thence North $89^{\circ}58'10''$ East, 2634.92 feet to the North Quarter corner of said Section 5; thence South $00^{\circ}48'07''$ East, 1237.03 feet along the East line of the Northwest Quarter of said Section 5; thence South $89^{\circ}56'59''$ West, 1319.06 feet to a point on the West line of the Southeast Quarter of the Northwest Quarter of said Section 5; thence South $00^{\circ}43'39''$ East, 312.78 feet along the West line of the Southeast Quarter of the Northwest Quarter of said Section 5; thence South $85^{\circ}08'05''$ West, 632.66 feet; thence South $36^{\circ}27'01''$ West, 258.64 feet along an existing fenceline; thence South $44^{\circ}17'50''$ West, 78.82 feet along an existing fenceline; thence South $55^{\circ}51'32''$ West, 84.15 feet along an existing fenceline; thence North $86^{\circ}30'52''$ West, 88.04 feet along an existing fenceline; thence North $76^{\circ}09'45''$ West, 47.85 feet along an existing fenceline; thence North $71^{\circ}53'54''$ West, 287.72 feet along the projection of an existing fenceline to the Point of Beginning, as shown by a Plat of Survey recorded in Book 2006 on Page 3976 on September 28, 2006, in the Office of the Madison County, Iowa, Recorder. Said Parcel contains 89.23 acres.

AND

The Fractional West Half (Fr. $W\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 33.07 acres, including 0.03 acres of County road, as shown in Plat of Survey filed in Book 2, Page 420 on October 29, 1993, in the Office of the Recorder of Madison County, Iowa