

\$300,000.00

BK: 2024 PG: 1563
Recorded: 7/2/2024 at 1:39:44.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

William C. Strong #AT0012393

Prepared by: William C. Strong, 210 NE Delaware Avenue, Suite 200, Ankeny, Iowa 50021; (515) 964-8777
Return To: William C. Strong, 210 NE Delaware Avenue, Suite 200, Ankeny, Iowa 50021; (515) 964-8777

Address Tax Statement: Terri C. Whelan, 1292 NE 8th Ln., Ankeny, IA 50021

**WARRANTY DEED
(LIMITED LIABILITY COMPANY GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Hickory Ridge Farms, LLC, a Limited Liability Company organized and existing under the laws of the State of Iowa, does hereby Convey to Terri C. Whelan, a single person, the following described real estate in Madison County, Iowa:

**The Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 16,
Township 74 North Range 28, West of the 5th P.M., Madison County, Iowa.**

Subject to covenants, restrictions and easements of record.

This Deed is exempt from transfer tax pursuant to Iowa Code Sec. 428A.2(15).

The Limited Liability Company 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: 17 Jun, 2024.

Hickory Ridge Farms, LLC

By [Signature]
Rodney Ridout, Managing Member

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on June 19, 2024, by Rodney Ridout as Managing Member of Hickory Ridge Farms, LLC.

[Signature]
Signature of Notary Public

