



Document 2024 2752

Book 2024 Page 2752 Type 03 001 Pages 3
Date 11/12/2024 Time 10:49:33AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$319.20
Rev Stamp# 392 DOV# 385
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$200,000

Return To: Agriland FS, Inc., 421 North 10th Street. Winterset, Iowa 50273

Taxpayer: Agriland FS, Inc., 421 North 10th Street. Winterset, Iowa 50273

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



WARRANTY DEED

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, KDB, LTD., a Nebraska Limited Liability Company, does hereby Convey to Agriland FS, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See Description Attached

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.

KDB, LTD., 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: 10-30-24

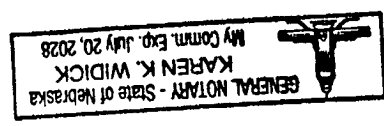
KDB, LTD., Grantor

By Doris Bellamy, Manager

Doris Bellamy

STATE OF NEBRASKA, COUNTY OF Dawson

This record was acknowledged before me on October 30, 2024,
by Doris Bellamy as Manager of KDB, LTD. _____.



[Handwritten Signature]
Signature of Notary Public

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT all that part of Bellamy Addition Plat No. 1 to the City of Winterset, Madison County, Iowa, located therein; AND EXCEPT all that part of Bellamy Addition Plat No. 2 to the City of Winterset, Madison County, Iowa, located therein; AND EXCEPT all that part of Bellamy Addition Plat No. 3 to the City of Winterset, Madison County, Iowa, located therein; AND EXCEPT all that part of Replat of Lot Four (4) of Bellamy Addition, Plat No. 2, to the City of Winterset, located therein; AND EXCEPT all that part of Bellamy Addition Plat 4 to the City of Winterset, Madison County, Iowa, located therein.

A/K/A

A tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-one (31), more particularly described as follows, to-wit: Commencing at the center of said Section 31; thence South 89°24'23" East, along the South line of Lot 1 of Bellamy Addition Plat 4, an Official Plat now included in and forming a part of the City of Winterset, Madison County, Iowa, and also along the extended South line of said Lot 1, Bellamy Plat 4, a distance of 1297.29 feet to the point of beginning, said point also being the West line of the SE1/4 NE1/4 of said Section 31, as shown on the Amended Parcel "K" in Book 2008, Page 1101; thence North 00° 96' 51" West 281.54', thence West 89° 13' 23" East 158.77', thence South 00° 10' 04" West 282.51', thence South 89° 34' 23" East 159.03' to the point of beginning. Containing 1.02 acres, more or less.

AND

Parcel "S" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 1.79 acres, as shown in Plat of Survey filed in Book 2024, Page 2308 on September 23, 2024, in the Office of the Recorder of Madison County, Iowa