



Document 2025 12

Book 2025 Page 12 Type 03 001 Pages 2

Date 1/03/2025 Time 10:30:33AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Bradley D. Robinson, 1453 State Highway 92, Winterset, Iowa 50273  
**Taxpayer:** Bradley D. and Kristin E. Robinson, 1453 State Highway 92, Winterset, Iowa 50273  
**Preparer:** Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267



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

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, **ROBINSON LAND & CATTLE COMPANY, LLC**, a limited liability company organized under the laws of the State of Iowa, does hereby Convey to: **BRADLEY D. ROBINSON and KRISTIN E. ROBINSON, husband and wife as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

The Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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: December 24, 2024.

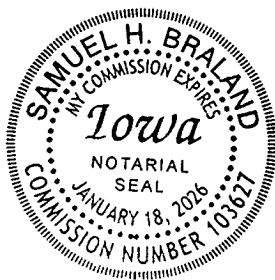
**ROBINSON LAND & CATTLE COMPANY, LLC**  
an Iowa limited liability company.

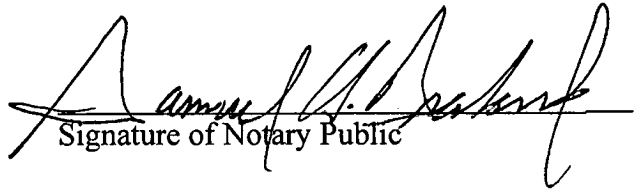
By David M. Robinson  
David M. Robinson, Manager

By Regina L. Robinson  
Regina L. Robinson, Manager

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on December 24, 2024, by David M. Robinson and Regina I. Robinson as Managers of Robinson Land & Cattle Company, LLC



  
Signature of Notary Public