



Document 2012 3984

BK: 2012 PG: 3984 Type 03 001 Pages 3

Recorded: 12/28/2012 at 9:39:00.0 AM

Fee Amount: \$27.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Robert D. Hodges, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309-2510, Phone:
(515) 242-2400

Taxpayer Information: (Name and complete address)

Erwin Farms I, LLC c/o Michael G. Erwin 4505 Tyler New Virginia, IA 50210

Return Document To: (Name and complete address)

Robert D. Hodges, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309-2510, Phone:
(515) 242-2400

Grantors:

Michael G. Erwin
Janet G. Erwin

Grantees:

Erwin Farms I, LLC

Legal description: See Addendum

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Michael G. Erwin and Janet G. Erwin, husband and wife
Erwin Farms I, LLC do hereby Convey to
the
following described real estate in Madison County, Iowa:
See Real Estate Description in Addendum

This deed is exempt according to Iowa Code 428A.2(15).

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: December 24, 2012

Michael G. Erwin
Michael G. Erwin (Grantor)

Janet G. Erwin
Janet G. Erwin (Grantor)

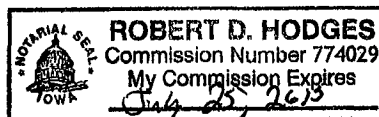
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on December 27, 2012, by Michael G. Erwin and Janet G. Erwin

Robert D. Hodges
, Notary Public



Addendum

Real Estate Description

The Southwest Quarter (SW 1/4); the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) (except the east 21 feet thereof); and the West Half of the Northwest Quarter of the Southeast Quarter (W 1/2 of NW 1/4 of SE 1/4) all in Section 23, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; and

All that part of the West Three Fourths of the North Half (W 3/4 of N 1/2) of Section 26, Township 74 North, Range 26 West of the 5th P.M., lying and being north of the center of the county road extending in a general east and west direction through said premises, the center line of said county road being described as follows: Commencing 1,316.0 feet North of the West Quarter Corner of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, on the West line of said Section 26; thence N. 86°56' E. 410.0 feet; thence southeasterly 147.0 feet along a 318.3 foot radius curve concave southwesterly; thence S.66°29'E. 148.0 feet; thence easterly 616.0 feet along a 1,146.0 foot radius curve concave northeasterly; thence N. 82°43'E. 2,667.0 feet to the East Line of the East Half of the Northeast Quarter (E 1/2 NE 1/4) of said Section 26 at a point 2,663.0 feet South of the Northeast Corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 23, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa.