



Document 2013 615

Book 2013 Page 615 Type 03 001 Pages 3

Date 2/27/2013 Time 4:05 PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$443.20

Rev Stamp# 50 DOV# 47

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 104

Recorder's Cover Sheet

\$277,250

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

B & T Snyder, L.L.C., 20737 Lexington Lane, Minburn, IA 50167

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Madison Farms, Inc.

Grantees:

B & T Snyder, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of \$277,250.00
Dollar(s) and other valuable consideration,
Madison Farms, Inc.
a corporation organized and existing under the laws of
State of Iowa
does hereby Convey to
B & T Snyder, L.L.C.

the following described real estate in Madison County, Iowa:
See Exhibit "A" attached hereto and incorporated herein.

The Corporation 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.

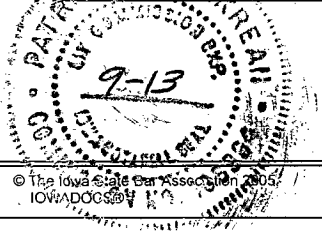
Madison Farms, Inc.

Dated: February 25th, 2013

By Gene C. Lange Title
By _____ Title

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on February 25th, 2013
by Gene C. Lange
as President
of Madison Farms, Inc.



Patrick F. Casper Notary Public

EXHIBIT "A"

The East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South of Middle River; AND the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-one (21) lying South of Middle River; AND the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) AND the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), EXCEPT for the following three parcels: (1) Commencing at the Southeast Corner of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) thence North $87^{\circ}43'13''$ West 646.13 feet, thence South $89^{\circ}25'01''$ West 313.87 feet to the point of beginning, thence continuing South $89^{\circ}25'01''$ West 971.46 feet, thence North $00^{\circ}48'12''$ West 448.40 feet; thence North $89^{\circ}25'01''$ East 974.46 feet, thence South $00^{\circ}48'12''$ East 448.40 feet to the point of beginning containing 10.0 acres more or less; (2) Commencing at the Southeast Corner of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and running thence West 660 feet, thence North 64 feet to the center of the public road to the point of beginning, thence West 300 feet, thence North 726 feet, thence East 300 feet, thence South 726 feet to the point of beginning; (3) Commencing at the Southeast Corner of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) running thence 660 feet, thence North 64 feet to the center of the public road, thence Northeast 900 feet to the center of the public road to the East line of Section Twenty-one (21), thence South 820 feet up the center of the public road to the point of beginning;

AND

The West Two and One-fourth ($2\frac{1}{4}$) acres of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

