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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Richard R. Morris, 620 Lafayette Street, Ste. 300, Waterloo, IA 50703, Phone: (319) 234-1766

Taxpayer Information: (Name and complete address)

American State Bank, 1000 Jeffreys Drive, PO Box 463, Osceola, IA 50213-9500

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

Richard R. Morris, 620 Lafayette Street, Ste. 300, Waterloo, IA 50703, Phone: (319) 234-1766

Grantors:

J & B Properties, LLC

Grantees:

American State Bank

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other
valuable consideration, J & B Properties, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to American State Bank, an
Iowa corporation, 1000 Jeffreys Drive, PO Box 463, Osceola, Iowa 50213-9500

the following described real estate in Madison County, Iowa:
Parcel "F" located in the Northwest Fractional Quarter (1/4) of the Northwest 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 0.613 acres, as shown in Plat of Survey filed in Book 2, Page 342 on February 26, 1998, in the Office of
the Recorder of Madison County, Iowa

This conveyance is in the ordinary course of business, and the signor is duly authorized to convey the above-described real
estate herein, and the LLC is manager-managed.

This deed is exempt according to Iowa Code 428A.2(21).

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 sin-
gular or plural number, according to the context.

Dated: 06-25-13

J & B Properties, LLC

a(n) limited liability company

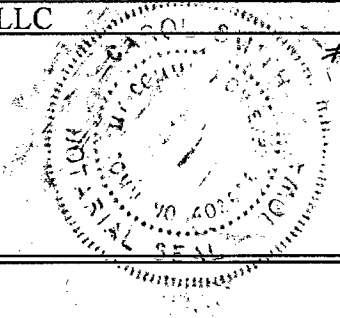
By

Robert T. Buckley, Member/Manager

By

STATE OF IOWA, COUNTY OF BLACK HAWK

This instrument was acknowledged before me on this 25th Day of June, 2013,
by Robert T. Buckley
as Member/Manager
of J & B Properties, LLC



Carol A. Smith

Carol A. Smith, Notary Public