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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

Bill and Cheryl Adams, 2201 W. Highway 92, Winterset, IA 50273

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

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Grantors:

Adams Angus, LLC

Grantees:

Cheryl L. Adams as Trustee of the Cheryl L. Adams 2012 Revocable Trust and
William E. Adams, as Trustee of the William E. Adams 2012 Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Adams Angus, LLC, a limited liability company, does hereby Convey an undivided one-half (1/2) interest to William E. Adams, as Trustee of the William E. Adams 2012 Revocable Trust and an undivided one-half (1/2) interest to Cheryl L. Adams, as Trustee of the Cheryl L. Adams 2012 Revocable Trust the following described real estate in Madison County, Iowa:

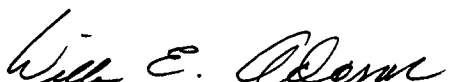
See attached Exhibit A.

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

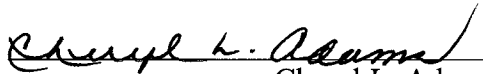
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: July 8, 2013


William E. Adams,

as Manager/Member of Adams Angus, LLC (Grantor)

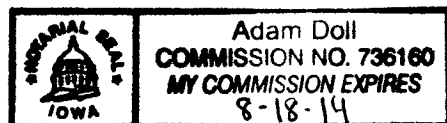

Cheryl L. Adams,

as Member of Adams Angus, LLC (Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on July 8, 2013 by William E. Adams, as Manager/Member of Adams Angus, LLC and Cheryl L. Adams, as Member of Adams Angus, LLC.


Adam Doll, Notary Public



ADDENDUM

The Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35), and the North 50 Feet of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except a tract of land described as follows: Commencing at a point 601 feet west of the Northeast corner of the said Northwest Quarter (NW $\frac{1}{4}$), and running thence West 495.4 feet, thence South 263.5 feet, thence East 495.4 feet thence North 263.5 feet to the point of beginning, and except A tract of land in the Northeast Quarter of the Northwest Quarter of Section 35, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 35, T76N, R28W of the 5th P.M., Madison County, Iowa; thence South $90^{\circ}00'00''$ West 182.15 feet along the north line of the NW $\frac{1}{4}$ of said Section 35 to the point of beginning Thence South $01^{\circ}07'20''$ West 288.94 feet; thence South $89^{\circ}47'47''$ West 416.74 feet; thence North $00^{\circ}42'03''$ East 290.39 feet to the North line of the NW $\frac{1}{4}$ of said Section 35; thence North $90^{\circ}00'00''$ East 418.85 feet to the point of beginning. Said tract of land contains 2.778 Acres including 0.385 acres of county road right of way.