



Document 2013 2273

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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)

Adams Angus, LLC c/o Willaim & 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:

William E. Adams and Cheryl L. Adams

Grantees:

Adams Angus, LLC

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, William E. Adams and Cheryl L. Adams, husband and wife, do hereby Convey to Adams Angus, LLC the following described real estate in Madison County, Iowa:

Parcel "A" located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76), Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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: July 29, 2013.

William E. Adams

William E. Adams (Grantor)

Cheryl L. Adams

Cheryl L. Adams (Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on July 29 2013 by William E. Adams and Cheryl L. Adams.

Adam Doll

Adam Doll, Notary Public

