



Document 2017 618

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Date 2/24/2017 Time 2:39:01PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$623.20

Rev Stamp# 75 DOV# 80

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

Return to: 41 Degree Holdings LLC, 6289 Sudbury Court, Johnston, IA 50131

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: 41 Degree Holdings LLC, 6289 Sudbury Court, Johnston, IA 50131

For the consideration of \$390,000.00 Dollar(s) and other valuable consideration, Dick D. Dillinger and Raedene Dillinger, Husband and Wife,

do hereby Convey to 41 Degree Holdings LLC

the following described real estate in MADISON County, Iowa: See Attached Description

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 on 2/22/17

Dick D. Dillinger
Dick D. Dillinger (Grantor)

Raedene Dillinger
Raedene Dillinger (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 2/22/17, by Dick D. Dillinger and Raedene Dillinger



Mark T. Matlage
Signature of Notary Public

The South Half (1/2) of the South Half (1/2) of the Northwest Quarter (1/4) and the North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty (20), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty (20), containing 5.40 acres, more or less, as shown in Plat of Survey recorded in Book 2016, Page 1776 on June 24, 2016 in the Office of the Recorder, Madison County, Iowa; AND EXCEPT Parcel "C" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty (20), containing 14.34 acres, more or less, as shown in Plat of Survey recorded in Book 2016, Page 3675 on December 2, 2016 in the Office of the Recorder, Madison County, Iowa.

