

BK: 2017 PG: 801
Recorded: 3/13/2017 at 10:06:39.0 AM
Fee Amount: \$32.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Nick AbouAssaly, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Hunter of Iowa, Inc.: 408 E Hwy 30, Jefferson, IA 50129

CORPORATE WARRANTY DEED

For the consideration of one dollar and other valuable consideration HUNTER THREE FARMS, LLC, AN IOWA LIMITED LIABILITY COMPANY FORMERLY KNOWN AS HUNTER THREE FARMS, L.P., AN IOWA LIMITED PARTNERSHIP FORMERLY KNOWN AS HUNTER FARMS, AN IOWA GENERAL PARTNERSHIP, does hereby convey to HUNTER OF IOWA, INC., AN IOWA CORPORATION, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 4),

subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed represents a transfer of real estate in connection with the reorganization of the grantor and substantially all of grantor's assets being transferred to the grantee. The persons having an interest in grantor have [substantially] the same interest in grantee, and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(14).

Robert Paul Hunter, Gary George Hunter and Richard Neil Hunter are the Sole Members/Managers of grantor.

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.

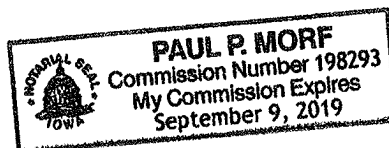
Dated: 3/8, 2017

HUNTER THREE FARMS, LLC

By: Robert Paul Hunter
Robert Paul Hunter, Member/Manager

STATE OF Iowa, COUNTY OF Lin

This instrument was acknowledged before me on the 8th day of March, 2017, by Robert Paul Hunter, as Member/Manager of HUNTER THREE FARMS, LLC, AN IOWA LIMITED LIABILITY COMPANY.



Notary Public in and for said State
My Commission Expires: Sept 9, 2019 299

Dated: 3-8, 2017

HUNTER THREE FARMS, LLC

By:

Gary George Hunter
Gary George Hunter, Member/Manager

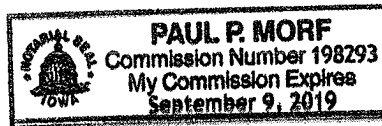
STATE OF Iowa, COUNTY OF Linn ss:

This instrument was acknowledged before me on the 8th day of March, 2017, by Gary George Hunter, as Member/Manager of HUNTER THREE FARMS, LLC, AN IOWA LIMITED LIABILITY COMPANY.

Paul P. Morf

Notary Public in and for said State

My Commission Expires: 9-9-2019



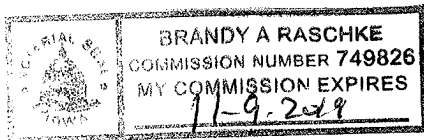
Dated: 3-9-17, 2017

HUNTER THREE FARMS, LLC

By: Richard Neil Hunter
Richard Neil Hunter, Member/Manager

STATE OF Iowa, COUNTY OF POLK ss:

This instrument was acknowledged before me on the 9 day of MARCH, 2017, by Richard Neil Hunter, as Member/Manager of HUNTER THREE FARMS, LLC, AN IOWA LIMITED LIABILITY COMPANY.



Brandy Raschke
Notary Public in and for said State
My Commission Expires: 11-9-2019

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel "B" located in the Southeast Quarter and the East Half of the Southwest Quarter of Section 13, and the North Half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 24, all a part of Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section 13, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 0°09'56" West along the East line of the Southeast Quarter of said Section 13, 2661.68 feet to the Southeast Corner of said Section 13; thence South 0°00'00" West along the East line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, 666.10 feet; thence South 84°36'49" West, 656.27 feet; thence South 0°18'27" East, 663.83 feet to the South Right-of-Way (R.O.W.) fence of an existing unpaved county road; thence South 84°54'23" West along said R.O.W. fence, 1839.90 feet; thence North 52°13'55" West along said R.O.W. fence, 237.30 feet; thence North 40°12'08" West along said R.O.W. fence, 868.58 feet; thence North 71°00'38" West along said R.O.W. fence, 202.48 feet; thence North 80°08'30" West along said R.O.W. fence, 493.54 feet; thence North 0°44'34" East, 243.08 feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 13; thence North 0°52'44" West along the West line of the East Half of the Southwest Quarter of said Section 13, 2559.20 feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 13; thence North 83°25'32" East along the North line of the East Half of the Southwest Quarter and the Southeast Quarter of said Section 13, 3977.93 feet to the Point of Beginning, Said Parcel contains 322.554 acres, including 5.500 acres of County Road Right-of-Way