



Document 2017 1054

Book 2017 Page 1054 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$2,812.00 ANNO

Rev Stamp# 130 DOV# 138 SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)

Recorder's Cover Sheet

\$1,758,000

FA33592

Preparer Information: (name, address and phone number)

Christopher S. Talcott, 215 10th St. Suite 1300, Des Moines, IA 50309, Phone: (515) 288-2500

$\frac{1}{3}$

Taxpayer Information: (name and complete address)

Cougar Canyon, L.L.C., 3231 Garwin Rd., Marshalltown, IA 50158

E. Return Document To: (name and complete address)

Cougar Canyon, L.L.C., 3231 Garwin Rd., Marshalltown, IA 50158

Grantors:

Kiernan Farms, Ltd.

Grantees:

Cougar Canyon, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Kiernan Farms, Ltd., a corporation organized and existing under the laws of Iowa does hereby Convey to Cougar Canyon, L.L.C., an Iowa limited liability company the following described real estate in Madison County, Iowa:

Government Lots Two (2), Three (3), Four (4), Five (5) and Six (6) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the North Half (1/2) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT the following parcels to-wit:



1. Parcel "B" located in said Lot Two (2) as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
2. That part of Parcel "A" located in said Lot Six (6), as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
3. The North 30 feet of the East 322.5 feet of said Lot Six (6);
4. Parcel "C" located in said Lot Six (6) as shown in Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa;
5. The North 30 feet of the Northwest Quarter (1/4) of said Section Twenty (20);
6. Parcel "A" located in the Northwest Quarter (1/4) of said Section Twenty (20), as shown in Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.

The Corporation 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

singular or plural number, according to the context.

Dated: 3-27-17.

KIERNAN FARMS, LTD., an Iowa corporation

By Mary Beth Craven, vice president
Mary Beth Craven, Vice President

STATE OF FLORIDA, COUNTY OF MANATEE

This record was acknowledged before me on MARCH 27th, 2017, by Mary Beth Craven, as Vice President, of Kiernan Farms, Ltd.



Beau Ozyenidunya
Signature of Notary Public
My commission expires: 06-25-2018