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Book 2017 Page 1155 Type 03 001 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

William E. Adams, 2201 Highway 92, Winterset, IA 50273

Return Document To: (Name and complete address)

William E. Adams, 2201 Highway 92, Winterset, IA 50273

Grantors:

Adams Angus, LLC

Grantees:

William E. Adams and Cheryl L. Adams,
Trustees

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$1 Dollar(s) and other valuable consideration, Adams Angus, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to See 1 in Addendum

the following described real estate in Madison County, Iowa:
The South 30 acres of the Northeast Fractional Quarter (NW Fr. ¼) of the Northeast Quarter (NE¼) of Section Three (3) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and the Northeast Fractional Quarter (NE Fr. ¼) of the Northwest Quarter (¼) of Section Three (3), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except that part thereof deeded to State of Iowa for highway purposes.

This Deed is given for the purpose of correcting the Warranty Deed filed in Book 2017, Page 1095 of the Recorder's Office of Madison County, Iowa. This above described real estate was inadvertently not included in said Deed.

This deed is exempt according to Iowa Code 428A.2(15).

The grantor 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 on April 12, 2017

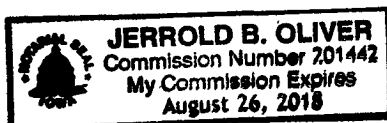
Adams Angus, LLC, a(n) limited liability company

By William E. Adams
William E. Adams, Member/Manager

By Cheryl L. Adams
Cheryl L. Adams, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 12, 2017, by William E. Adams and Cheryl L. Adams
as Member/Manager and Member/Manager, respectively
of Adams Angus, LLC



Jerrold B. Oliver
Signature of Notary Public

Addendum

1. **William E. Adams and Cheryl L. Adams, Trustees of the William E. Adams Revocable Trust as to an undivided one-half interest, and Cheryl L. Adams and William E. Adams, Trustees of the Cheryl L. Adams Revocable Trust as to an undivided one-half interest**