



Document 2017 2325

Book 2017 Page 2325 Type 03 001 Pages 2

Date 7/28/2017 Time 12:07:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$180.80

Rev Stamp# 328 DOV# 332

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

\$ 113,040

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)

FS Family Farms, LLC, 15107 Northview Drive, Urbandale, IA 50323

Return Document To: (name and complete address)

Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors:

Ty Mapes and

Marsha Mapes

Grantees:

FS Family Farms, 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, Ty Mapes and Marsha Mapes, husband and wife, do hereby Convey to FS Family Farms, LLC, the following described real estate in Madison County, Iowa:

The Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described parcels, to wit:

1. Parcel "N" located therein, as shown in Plat of Survey filed in Book 2014, Page 496 on March 4, 2014, in the Office of the Recorder of Madison County, Iowa.
2. All that part of Parcel "O" located therein, as shown in Plat of Survey filed in Book 2015, Page 3729 on December 17, 2015, in the Office of the Recorder of Madison County, Iowa.
3. All that part of Parcel "P" located therein, as shown in Plat of Survey filed in Book 2017, Page 577 on February 21, 2017, in the Office of the Recorder of Madison County, Iowa.

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: 7-27-17.

Ty Mapes
Ty Mapes (Grantor)

Marsha Mapes
Marsha Mapes (Grantor)

STATE OF IOWA, COUNTY OF Madison

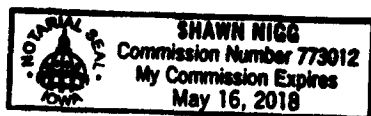
This record was acknowledged before me on July 27, 2017, by Ty Mapes.



Shawn Nigg
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on July 27, 2017, by Marsha Mapes.



Shawn Nigg
Signature of Notary Public