

**BK: 2018 PG: 245**  
**Recorded: 1/22/2018 at 3:17:25.0 PM**  
**Fee Amount: \$22.00**  
**Revenue Tax: \$1,399.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

Prepared By: Brant D. Kahler, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309, 515.242.2400  
Taxpayer Information/Return to: Michael A. Erwin, 18025 Tyler St., Lacona, IA 50139-8843

## Warranty Deed

For the consideration of One Dollar (\$1.00) and other valuable consideration, Erwin Farms I, LLC an Iowa limited liability company ("Grantor"), does hereby convey to Michael A. Erwin, an individual ("Grantee"), the following described real estate in Madison County, Iowa (the "Real Estate"):

See Exhibit A.

Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the Real Estate by title in fee simple; that Grantor 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. 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: January 9, 2018.

**GRANTOR:**  
ERWIN FARMS I, LLC

*Michael G. Erwin*  
By: Michael G. Erwin, Manager

STATE OF IOWA )  
 ) SS:  
COUNTY OF Polk )

This record was acknowledged before me on January 9, 2018 by Michael G. Erwin as Manager of Erwin Farms I, LLC, an Iowa limited liability company.

Kelli Carter

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



**Exhibit A**

THE SOUTHWEST QUARTER (SW 1/4); THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 OF SE 1/4) (EXCEPT THE EAST 21 FEET THEREOF); AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W 1/2 OF NW 1/4 OF SE 1/4) ALL IN SECTION 23, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA;

AND

ALL THAT PART OF THE WEST THREE FOURTHS OF THE NORTH HALF (W 3/4 OF N 1/2) OF SECTION 26, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M., LYING AND BEING NORTH OF THE CENTER OF THE COUNTY ROAD EXTENDING IN A GENERAL EAST AND WEST DIRECTION THROUGH SAID PREMISES, THE CENTER LINE OF SAID COUNTY ROAD BEING DESCRIBED AS FOLLOWS:  
COMMENCING 1,316.0 FEET NORTH OF THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, ON THE WEST LINE OF SAID SECTION 26; THENCE N. 86°56' E. 410.0 FEET; THENCE SOUTHEASTERLY 147.0 FEET ALONG A 318.3 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE S. 66°29' E. 148.0 FEET; THENCE EASTERLY 616.0 FEET ALONG A 1,146.0 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE N. 82°43' E., 2,667.0 FEET TO THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER (E 1/2 NE 1/4) OF SAID SECTION 26 AT A POINT 2,663.0 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) OF SECTION 23, TOWNSHIP 74 NORTH, RANGE 26, WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD