



Document 2018 402

Book 2018 Page 402 Type 03 001 Pages 3

Date 2/05/2018 Time 3:42:00PM

Rec Amt \$17.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$1,857.60

ANNO

Rev Stamp# 51 DOV# 52

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

\$1,161,180

Preparer Information: (name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 2900 100th St., Suite 209, Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information: (name and complete address)

Fred R. Oehlerking and Jacqueline K. Oehlerking, 32474 G Trail, Earlham, IA 50072

✓ **Return Document To:** (name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 2900 100th St., Suite 209, Urbandale, IA 50322

Grantors:

GM Hunter AG, Inc.

Hunter Greene AG., Inc.

Grantees:

Fred R. Oehlerking

Jacqueline K. Oehlerking

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of ONE Dollar(s) and other valuable consideration, **GM Hunter AG., Inc.**, a corporation organized and existing under the laws of Iowa, and **Hunter Greene AG., Inc.**, a corporation organized and existing under the laws of Iowa, does hereby Convey to **Fred R. Oehlerking and Jacqueline K. Oehlerking**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **MADISON** County, Iowa:

Parcel "B", located in the Southeast Quarter (1/4) and in the East Half (1/2) of the Southwest Quarter (1/4) of Section Thirteen (13), and in the North Half (1/2) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 322.554 acres, as shown in Plat of Survey filed in Book 2, Page 748 on January 24, 1997 in the Office of the Recorder of Madison County, Iowa and Amended by Affidavit filed in Book 43, Page 846 on March 5, 1997 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: 1/30/2018

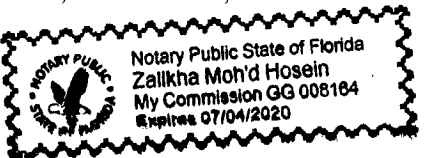
GM Hunter AG, Inc., an Iowa corporation
By Gary Hunter 1-30-18
Gary Hunter, President

Hunter Greene AG., Inc., an Iowa corporation
By Robert P. Hunter 1/30/18
Robert P. Hunter, President

STATE OF FLORIDA, COUNTY OF Broward

This record was acknowledged before me on January 30th 2018, by Gary Hunter, as President, of GM Hunter AG., Inc.

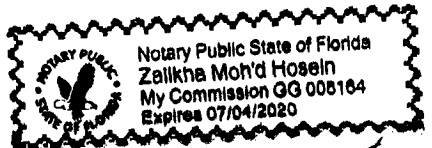
1-30-18



Zaikha Moh'd Hosen
Signature of Notary Public

STATE OF FLORIDA, COUNTY OF Broward

This record was acknowledged before me on January 30th 2018, by Robert P. Hunter, as President, of Hunter Greene AG., Inc.



1-30-18

Zaikha Moh'd Hosen
Signature of Notary Public