

BK: 2018 PG: 2525
Recorded: 8/6/2018 at 8:06:40.0 AM
Fee Amount: \$42.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

PREPARED BY and RETURN TO:

Andrew C. Sigerson
Legacy Design Strategies, L.L.C.
9859 S. 168th Avenue
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:

Fn'J Farms, LLC
32474 G Trail
Earlham, IA 50072

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration FRED REED OEHLERKING a/k/a FRED R. OEHLERKING and JACQUELINE KAY OEHLERKING a/k/a JACQUELINE K. OEHLERKING, husband and wife, GRANTOR(S), hereby convey to Fn'J Farms, L.L.C., an Iowa Limited Liability Company, GRANTEE(S), the following described real estate in Madison County, Iowa.

Lot Two (2) of the Neal Day Subdivision located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; AND the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 27 EXCEPT the former railroad right-of-way located therein, more particularly described in Deed filed on November 23, 1985, in Deed Record 120, Page 386 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT the East Seven (7) acres of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$), being that land lying East of the Railroad right-of-way; AND EXCEPT that part of the following described tract that lies within the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 27, containing 10.182 Acres, as shown in Plat of Survey filed on July 16, 1993, in Book 2, Page 405 of the Office of the Recorder of Madison County, Iowa; AND

The Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "C" that lies therein, as shown in Plat of Survey filed on December 28, 2000, in Book 3, Page 664 in the Office of the Recorder of Madison County, Iowa; AND

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT that part of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) that lies within Parcel "D", said excepted part containing 5.389 acres, as shown in Plat of Survey filed on May 7, 2004, in Book 2004, Page 2088, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT the former railroad right-of-way located therein, more particularly described in Deed filed on November 23, 1985, in Deed Record 120, Page 386 in the Office of the Recorder of Madison County, Iowa; AND

Parcel "C" located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 19, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 15.50 acres, as shown in Plat of Survey filed in Book 2013, Page 3647 on December 4, 2013, in the Office of the Recorder of Madison County, Iowa; AND

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) AND the Southeast Quarter of the Southwest fractional Quarter (SE $\frac{1}{4}$ SW frl. $\frac{1}{4}$) AND a tract of land located in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), more particularly described as follows, to-wit: Commencing at a point 4.6 feet North of the


Southeast corner of the Southwest fractional Quarter of the Southwest Quarter (SW frl. ¼ SW ¼), thence continuing North 869.3 feet to county road right of way fence; thence North 68°58' West 46.7 feet to the centerline of county road; thence Southerly 157.8 feet along a 955.0 feet radius curve concave westerly having a 157.6 feet chord bearing South 25°46' West; thence South 30°30' West 877.7 feet; thence North 88°45' East 557.7 feet to the point of beginning, containing 5.981 acres; EXCEPT Parcel "F", located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼), containing 4.00 acres, as shown in Plat of Survey filed in Book 2008, Page 1072 on April 3, 2008, in the Office of the Recorder of Madison County, Iowa; ALL in Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; AND

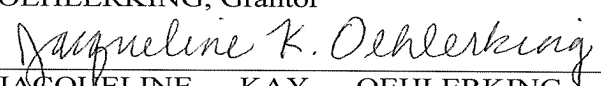
Parcel "B", located in the Southeast Quarter (SE ¼) and in the East Half of the Southwest Quarter (E ½ SW ¼) of Section 13, and in the North Half of the Northeast Quarter (N ½ NE ¼) and in the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section 24, all in Township 74 North, Range 26 West 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

**EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration**

GRANTOR(S) 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. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

EXECUTED this 5th day of April, 2018.



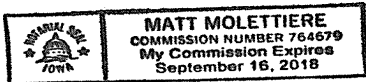
 FRED REED OEHLERKING a/k/a FRED R. OEHLERKING, Grantor


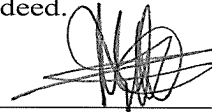
 JACQUELINE KAY OEHLERKING a/k/a JACQUELINE K. OEHLERKING, Grantor

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

On this 5th day of April, 2018, before me, the undersigned Notary Public in and for said State, personally appeared FRED REED OEHLERKING a/k/a FRED R. OEHLERKING and JACQUELINE KAY OEHLERKING a/k/a JACQUELINE K. OEHLERKING to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.





 Notary Public