



Document 2019 294

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Date 1/18/2019 Time 11:02:04AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Matthew J. Hemphill ICIS #AT0003418
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515) 993-1000

Send Tax Statement to: Rattlesnake, LLC, 2124 West Summit Street, Winterset, IA 50273

✓ **Return to:** Matthew J. Hemphill, P.O. Box 8, Adel, IA 50003

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Summit Veterinary Services, LLC, formerly known as MCVC, LLC, a limited liability company organized and existing under the laws of the State of Iowa (**Grantor**), does hereby convey to Rattlesnake, LLC (**Grantee**), the following described real estate in Madison County, Iowa:

See Exhibit A,

subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: _____

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.

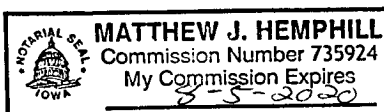
Dated 1-15-19

SUMMIT VETERINARY SERVICES, LLC, formerly known as MCVC, LLC
an Iowa limited liability company

By: [Signature]
Jason Hall
Its: Manager

STATE OF IOWA, COUNTY OF MADISON, ss:

This instrument was acknowledged before me on January 15, 2019, by Jason Hall as Manager of Summit Veterinary Services, LLC, formerly known as MCVC, LLC.



[Signature]
Matthew Hemphill Notary Public

EXHIBIT A

Commencing at a point 417.42 feet East and South 00 degrees 05 minutes West 82.50 feet of the North Quarter Corner of Section Two (2), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence continuing South 00 degrees 05 minutes West 379.95 feet; thence East 404.13 feet; thence North 00 degrees 05 minutes East 361.59 feet; thence North 87 degrees 28 minutes West 404.55 feet along the South line of Iowa Highway No. 92 to the point of beginning, containing 3.4375 acres, including 0.6167 acres of Highway right-of-way

AND

Parcel "K" a part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa,

EXCEPT:

Parcel "P" a tract of land in part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, and detailed in a survey recorded in the office of the Madison County Recorder on December 6, 2017, at Book 2017, Page 3841.

This transaction is exempt from transfer tax according to Iowa Code Section 428A.2(21).