

BK: 2019 PG: 512
Recorded: 2/13/2019 at 8:35:11.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$284.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: MKG Land Investments, LLC % Mike Grossman, 21231 Prairie Stream Drive, Adel, IA 50003
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: MKG Land Investments, LLC % Mike Grossman, 21231 Prairie Stream Drive, Adel, IA 50003
For the consideration of ---\$177,744.00--- Dollar(s) and other valuable
consideration, Robert T. Lange and Kendall Leigh Lange, a/k/a Kendall Johnson, a/k/a Kendall Lange,
husband and wife do hereby Convey to
MKG Land Investments, LLC
_____ the following described real estate in
Madison County, Iowa: See 1 in Addendum

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 on 2/12/19
[Signature]
Robert T. Lange (Grantor)

[Signature]
Kendall Leigh Lange (Grantor)

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on _____, by Robert T. Lange
and Kendall Leigh Lange



ADU
Adam Doll Signature of Notary Public
COMMISSION NO. 736160
MY COMMISSION EXPIRES
8-18-20

Addendum

1. Parcel "G" located in the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 35.44 acres, as shown in Plat of Survey filed in Book 2015, Page 2845 on September 28, 2015, in the Office of the Recorder of Madison County, Iowa; AND a strip of land 100 feet in width extending over and across the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section Twenty-eight (28); AND ALSO a strip of land 50 feet in width lying Northwesterly of and adjoining said above described 100-foot wide strip of land in the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28) and lying Northwesterly of a line drawn radially to said original main track center line at a point thereon distant 1,019.2 feet Northeasterly from the intersection thereof with the West line of said Southeast Quarter ($\frac{1}{4}$) of Section Twenty-eight (28); EXCEPT Parcel "H" located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1885 in the Office of the Recorder of Madison County, Iowa.