



Document 2019 751

Book 2019 Page 751 Type 03 001 Pages 2

Date 3/11/2019 Time 11:02:07AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$796.80

Rev Stamp# 69 DOV# 68

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801(3702RE)
Return To: AJS Farms, LLC, 21137- 225th St, Decatur, IA 50067
Taxpayer Information: AJS Farms, LLC,

LSB55454

$\frac{2}{3}$

\$ 498,332

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Honey Creek Farms, LC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **AJS Farms, LLC, an Iowa Limited Liability Company**, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying Northwest of the public road and containing 1 acres, more or less, AND EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2017, Page 1529 on May 15, 2017, in the Office of the Recorder of Madison County, Iowa; AND the former railroad right of way across the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-two (32)



Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 3/7/19

Honey Creek Farms, LC, a Limited Liability Company

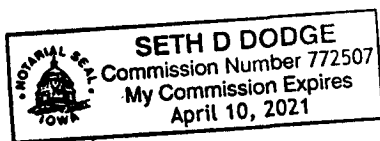
By: [Signature]

Print: David M. Marlenee

Office: Manager

STATE OF Iowa, COUNTY OF Polk) ss:

On this 7 day of March, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared David M. Marlenee as Manager of Honey Creek Farms, LC, an Iowa Limited Liability Company.



[Signature]
Notary Public in and for said State