

BK: 2019 PG: 1849
Recorded: 6/24/2019 at 7:33:37.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Return To: Ruth N. Rabinowitz, 317 Village Circle, Santa Cruz, CA 95060
Taxpayer: Ruth N. Rabinowitz, 317 Village Circle, Santa Cruz, CA 95060
Preparer: Erin C. Herhold, Brick Gentry PC, 6701 Westown Parkway, Ste 100, West Des Moines, IA 50266; 515-274-1450

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, the Rabinowitz Family Limited Partnership, L.P. does hereby Convey:

- a) a **51.9686 %** undivided fee interest to the David C. Rabinowitz 2012 Special Trust for the Benefit of Ruth Naomi Rabinowitz;
- b) a **47.5208 %** undivided fee interest to the Ruth Naomi Rabinowitz Trust;
- c) a **.5106 %** undivided fee interest to Ruth Naomi Rabinowitz, individually;

in the following described real estate in Madison County, Iowa:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 1.
Commonly known as "the Smart Farm".

This deed is exempt according to Iowa Code 428A.2 (21).

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.

Signatures to follow

RABINOWITZ FAMILY LIMITED PARTNERSHIP, L.P.

Dated: 6-19-19

Ruth N. Rabinowitz

By: Ruth N. Rabinowitz, General Partner

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

_____ COUNTY)

On June _____, 2019, before me, _____, a Notary Public, personally appeared Ruth Naomi Rabinowitz, as a General Partner of Grantor, and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Print Name of Notary)

See
Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz

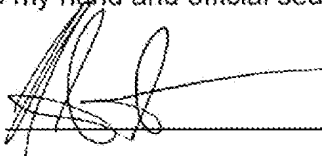
On June 19th, 2019 before me, Natalie J Santana-Urquiza, Notary Public
(insert name and title of the officer)

personally appeared Ruth N. Rabinowitz*****
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



EXHIBIT 1

Commonly known as "the Smart Farm"

The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Ten (10) and the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10) except Parcel "A," located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Ten (10), more particularly described as: Commencing at the West Quarter Corner of Section 10, T75N, R26W of the 5th P.M., Madison County, Iowa; thence proceeding Southerly along the West line of the SW1/4 of said Section 10 at an assumed bearing of South 0° 00' 00" West, 863.77 feet to the Point of Beginning; thence South 0° 00' 00" West, 447.06 feet to a point on the West line of the SW1/4 of said Section 10; thence North 86° 08' 27" East along the South line of the NW1/4 of the SW1/4 of said Section 10, 1295.59 feet to the SE corner of the NW1/4 of the SW1/4 of said Section 10; thence North 0° 08' 49" East along the East line of the NW1/4 of the SW1/4 of said Section 10, 210.40 feet; thence North 84° 27' 19" West, 139.54 feet; thence South 68° 16' 53" West, 140.58 feet; thence North 61° 26' 53" West, 175.32 feet; thence North 50° 49' 26" West, 305.19 feet; thence South 81 ° 33' 50" West, 603.50 feet to a point on the East right-of-way fence of the County Road; thence South 90° 00' 00" West, 36.15 feet to the Point of Beginning, said excepted parcel containing 11.084 acres, including 0.419 acres of County Road right-of-way, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.