Recorded: 1/13/2016 at 2:34:06.0 PM
Fee Amount: $22.00
Revenue Tax: $60.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 94

Entered for taxation 15th day
of January AD 2016
Carla K. Becker, Auditor
By S.H. Hebrand, Deputy

PREPARED BY: Clark J. Stojan, STOJAN LAW OFFICE, P.C., P. O. Box 4300, Rock Island IL 61204-4300; (309) 794-9400

RETURN TO: Scott & Kristen Arthur, P. O. Box 83, Edgewood, IA 52042
ADDRESS TAX STATEMENT: Scott & Kristen Arthur, P. O. Box 83, Edgewood, IA 52042

WARRANTY DEED

For the consideration of TEN DOLLARS ($10.00) and other valuable consideration, MEADOWCREST FARMS, LTD., a corporation organized and existing under the laws of the State of Iowa, does hereby Convey to SCOTT J. ARTHUR and KRISTEN M. ARTHUR, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:

See Attached Exhibit "A"

This deed of conveyance is subject to:

1. General taxes for the year 2015 and subsequent thereto,

2. All special assessments falling due after the date hereof, and

3. All easements, restrictions and covenants of record in the office of the Recorder of Deeds of Delaware County, Iowa.

Grantor does hereby covenant with grantees, and successors in Interest, that grantor 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 grantor 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: DECEMBER 21, 2015

MEADOWCREST FARMS, LTD.

By: _____
Its President

STATE OF FLORIDA)
) SS
COUNTY OF Lee)

On this 21st day of December, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES R. HOLST, to me personally known, who being by me duly sworn, did say that he is the President of the corporation executing the within and foregoing instrument to which this is attached, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that JAMES R. HOLST as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by his voluntarily executed.

_____
Notary Public



EXHIBIT A

Lot Twelve (12) and Lot Thirteen (13), all in Woods Edge Addition to Edgewood, Iowa, according to plat recorded in Book 6 Plats, Page 52, Delaware County, Iowa.