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2019 2323 Type 03 001 Pages 2
Date 8/26/2019 Time 2:27:14PM
Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Lime Creek Feeders, LLC, 4026 Windfall Drive, Northwest, Cedar Rapids, Iowa 52405

Return Document To: (Name and complete address)
Lime Creek Feeders, LLC, 4026 Windfall Drive, Northwest, Cedar Rapids, Iowa 52405

Grantors:
Sheppard Family Farm, Inc.

Grantees:
Lime Creek Feeders, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Sheppard Family Farm, Inc. a corporation organized and existing under the laws of Iowa does hereby Convey to Lime Creek Feeders, LLC the following described real estate in Delaware County, Iowa:
Parcel 2019-53 Part Of The SE ¼ Of The SW ¼ Of Section 28, T87N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1947.

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

The Corporation 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 on 8-26-19.

Sheppard Family Farm, Inc., a(n) a(n) Iowa corporation

By _____
Steven J. Sheppard, President

By _____
Mary K. Sheppard, Vice-President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-26-19, by Steven J. Sheppard and Mary K. Sheppard as President and Vice-President of Sheppard Family Farm, Inc.

NOTARIAL SEAL IOWA
KEITH A. KRAMER
Commission Number 121093
My Commission Expires
03-05-22

_____
Signature of Notary Public

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