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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$923.20

Rev Stamp# 332 DOV# 341

INDX

ANNO

SCAN ✓

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 577,080.<sup>00</sup>

**WARRANTY DEED**

**Recorder's Cover Sheet**

**Preparer Information:**

Angela Hill-Hartley, 200 E. 1<sup>st</sup> Street, Suite D, Leon, IA 50144; Ph: 641-446-4143

**Taxpayer Information:**

Paul Bentley  
2389 200th Trail  
Prole, IA 50229

✓ **Return Document To:**

Angela Hill-Hartley, 200 E., 1<sup>st</sup> Street, Suite D, Leon, IA 50144; Ph: 641-446-4143

**Grantors:**

AJS Farms, LLC

**Grantees:**

Paul Bentley

**Legal Description:** pg 2

**Document or instrument number of previously recorded documents:**

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **AJS Farms, LLC**, a **Limited Liability Company organized under the laws of the State of Iowa**, (Grantor) does hereby Convey to **Paul Bentley**, (Grantee)

the following described real estate in MADISON County, Iowa:

The Southwest Quarter (SW 1/4) of Section 32, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying Northwest of the public road and containing 1 acre, 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 (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 32.

This deed is given by a member managed Limited Liability Company in the ordinary course of business.

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: 7-30-19

AJS Farm, LLC, Grantor

BY: [Signature]  
Aaron Sligh, Managing Member

*Michigan*  
STATE OF ~~IOWA~~, COUNTY OF Ottawa

This instrument was acknowledged before me on July 30, 2019 by Aaron Sligh, as managing member of AJS Farms, LLC an Iowa Limited Liability Company.

STEPHANIE L. HABERS  
Notary Public, State of Michigan  
County of Ottawa  
My Commission Expires March 30, 2023  
Acting in the County of Ottawa

