



Document 2019 2687

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Date 8/29/2019 Time 10:48:00AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$159.20

Rev Stamp# 339 DOV# 349

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$ 100,000<sup>0</sup>

Preparer: Sean M. Raisch, Davis Brown Law Firm, 215 10th St. Suite 1300, Des Moines, IA 50309, Phone: (515) 288-2500

Return to/Address Tax Statement: Rayco Equity, LLC, 1403 ValleyView Ct., Cumming, IA 50061

### WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Kristie L. Nielsen and Kevin Nielsen, wife and husband, and Craig S. Ridout, a single person, do hereby Convey to Rayco Equity, LLC, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Subject to and together with any and all easements, covenants and restrictions of record, if any.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds 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.

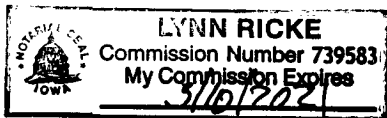
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/19/19

GRANTOR:

By: [Signature]  
Name: Kristie L. Nielsen

By: [Signature]  
Name: Kevin Nielsen



STATE OF Iowa, COUNTY OF Polk, ss:

This record was acknowledged before me this 19 day of August, 2019, by Kristie L. Nielsen and Kevin Nielsen, wife and husband.

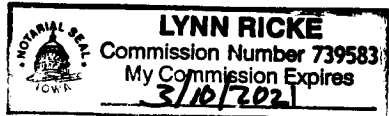
[Signature]  
Notary Public in and for said State,  
My commission expires 3/10/2021

GRANTOR:

By: Craig S. Ridout  
Name: Craig S. Ridout

STATE OF Iowa, COUNTY OF Polk, ss:

This record was acknowledged before me this 19 day of August, 2019, by Craig S. Ridout, a single person.



[Signature]  
Notary Public in and for said State  
My commission expires 3/10/2021

**TAX PRORATION AGREEMENT**

We, the undersigned Sellers and Buyers of a two-thirds interest in the real estate described as:

The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

hereby agree that the Sellers' total property tax liability is as follows:

Taxes for Fiscal Year 2017-2018 payable 2018-2019:

Parcel No. 660142224000000	
First half:	\$578.00/PAID
Second half:	\$578.00/PAID

County Proration from 7/1/18 through 8/19/19:

Parcel No. 660142224000000	
2018-2019 taxes (last known)	\$1,156.00
Seller's tax liability (2/3 interest)	\$774.52
Per diem (415 days)	\$2.12
415 days x \$2.12/day	\$879.80/credit at closing

Total County Proration from 7/1/18 through 8/19/19:	\$879.80/credit at closing
Total Credit at Closing:	\$879.80/credit at closing

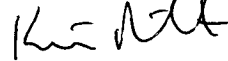
The above liability is based on a closing date of August 19, 2019. If closing does not occur on that date, the per diem adjustment will be \$2.12. This Agreement may be duly executed in counterparts, each constituting an original, and together constituting a complete and binding agreement.

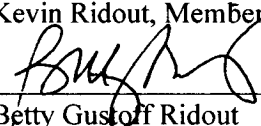
The parties have executed the attached Tax Proration Agreement as of the date indicated below.

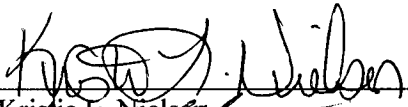
BUYER:

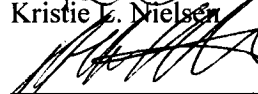
SELLER:


**RAYCO EQUITY, LLC**

  
 \_\_\_\_\_  
 Kevin Ridout, Member

  
 \_\_\_\_\_  
 Betty Gustoff Ridout

  
 \_\_\_\_\_  
 Kristie L. Nielsen

  
 \_\_\_\_\_  
 Kevin Nielsen

  
 \_\_\_\_\_  
 Craig S. Ridout