



Document 2019 2919

Book 2019 Page 2919 Type 03 001 Pages 2

Date 9/13/2019 Time 2:44:45PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Berry Swine Farm LLC
1983 - 305th Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

~~Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072~~

JB

Randy BERRY
1983 - 305th ST
Winterset, IA 50273

Grantors:

Randy A. Berry
JoAnn K. Berry

Grantees:

Berry Swine Farm LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, RANDY A. BERRY and JoANN K. BERRY, husband and wife, do hereby Convey to BERRY SWINE FARM LLC the following described real estate in Madison County, Iowa:

Parcel "B" located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 7.50 acres, as shown in Plat of Survey filed in Book 2019, Page 2306 on July 29, 2019, in the Office of the Recorder of Madison County, Iowa.

Monetary consideration is less than \$500; therefore this transfer is exempt from real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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 on August , 2019 .

Randy A Berry (Grantor)

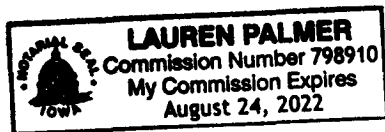
JoAnn K. Berry (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA , COUNTY OF MADISON

This record was acknowledged before me on August , 2019 , by Randy A. Berry and JoAnn K. Berry



Signature of Notary Public