



Document 2019 3499

Book 2019 Page 3499 Type 03 001 Pages 2  
Date 11/01/2019 Time 1:53:10PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$919.20  
Rev Stamp# 421 DOV# 438  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

WARRANTY DEED

<sup>1</sup>/<sub>1</sub> \$515,000 (LIMITED LIABILITY COMPANY GRANTOR)

PREPARED BY AND RETURN TO: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE SUITE B URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330

Send Tax Statements to: Westlake Farms, LP, 4015 Ross Rd., Ames, IA 50014

Grantor/Affiant: Real Estate Opportunities, LLC

Grantee: Westlake Farms, LP; Sylvia Osterman; and Russell E. Westlake and Sheryl Westlake

Legal Description: The Northeast Fractional Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT all that part thereof lying South of the County road right of way as it now exists in the South Half (1/2) of the Northeast Quarter (1/4) of said Section (6)

For the Consideration of ONE Dollar(s) and other valuable consideration, Real Estate Opportunities, LLC, a Limited Liability Company (also known as "Grantor") organized and existing under the laws of Iowa does hereby convey an undivided 52.90% interest to Westlake Farms, LP, an undivided 23.82% interest to Russell Westlake, a married person, an undivided 21.11% interest to Sylvia Osterman, single person, and an undivided 2.17% interest to Sheryl Westlake, a married person, following described Real Estate in Madison County, Iowa:

The Northeast Fractional Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT all that part thereof lying South of the County road right of way as it now exists in the South Half (1/2) of the Northeast Quarter (1/4) of said Section Six (6).



This conveyance is in the ordinary course of the Grantor's business or affairs.

Subject to all Covenants, Restrictions and Easements of Record.

The Limited Liability Company 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; masculine or feminine gender; according to the context.

*[signatures and notary appear on the following page]*

Dated: 10/31/19

REAL ESTATE OPPORTUNITES, LLC

By: *Robert M. Sturgeon*  
Robert M. Sturgeon, Co-Manager

By: *Jane E. Sturgeon*  
Jane E. Sturgeon, Co-Manager

STATE OF IOWA, COUNTY OF Polk SS:

This instrument was acknowledged before me, dated October 31, 2019, by Robert M. Sturgeon and Jane E. Sturgeon, Co-Managers of Real Estate Opportunities, LLC.



*Janet K. Sponsler*  
Notary Public in and for the State of Iowa

COMM # 143117  
EXPIRES 4/23/20