



Document 2019 4105

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Date 12/26/2019 Time 3:09:37PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$327.20

ANNO

Rev Stamp# 496 DOV# 512

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

\$205,000

Preparer Information: (name, address and phone number)

1 D. Mark Marcouiller, 4201 Westown Parkway, Suite 250, West Des Moines, Iowa 50266

2 Phone: (515) 283-1801

(DMM6049)

Taxpayer Information: (name and complete address)

Hunters Creek Crossing, LLC, 402 Willow Street, Sheldahl, IA 50243

E **Return Document To:** (name and complete address)

Hunters Creek Crossing, LLC, 402 Willow Street, Sheldahl, IA 50243

Grantors:

Jensen Agricultural Properties, LLC

Grantees:

Hunters Creek Crossing, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jensen Agricultural Properties, LLC, does hereby Convey to Hunters Creek Crossing, LLC, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part thereof conveyed to Madison County, Iowa for highway purposes, as shown in Warranty Deed recorded in Book 95, Page 267; AND all that part of the East Twenty-six (26) acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), which lies South of the public highway running across said 40-acre tract.



Subject to covenants and easements of record, if any.

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 this 19th day of December, 2019.

Jensen Agricultural Properties, LLC

By: Wendy M. Jensen
Wendy L. Jensen, Manager
M WKT

STATE OF IOWA, COUNTY OF Dallas :

This record was acknowledged before me on this 19 day of December, 2019, by Wendy M Jensen, Manager of Jensen Agricultural Properties, LLC. WKT

Tanya Swygman
Notary Public in and for the State of Iowa

