



Document 2020 1422

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Rec Amt \$17.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$51.20 ANNO
Rev Stamp# 137 DOV# 138 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer: FN'J Farms, LLC, 32474 G Trail, Earlham, IA 50072

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ---\$32,500.00--- Dollar(s) and other valuable consideration, Kenneth Morris and Larae Morris, Husband and Wife, do hereby Convey to FN'J Farms, LLC the following described real estate in Madison County, Iowa: See 1 in Addendum

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.

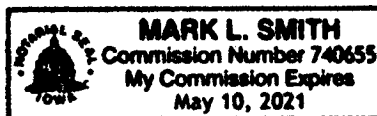
Dated on 4/28/20

Kenneth Morris
Kenneth Morris (Grantor)

Larae Morris
Larae Morris (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/28/20, by Kenneth Morris and Larae Morris



Mark L. Smith
Signature of Notary Public

Addendum 1/2

1. All that part of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as a strip of land 150 feet wide, being 75 feet on each side of the located main track centerline of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now staked and located on, over and across said above described land, said main track center line being more particularly described as beginning at a point in the North line of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), 2,322.2 feet East of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27); thence Southerly in a straight line 1,318.4 feet to a point in the South line of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), 300 feet West of the Southeast Corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27). ALSO, two additional strips of land each being 25 feet in width, one strip lying Easterly of and adjacent to the above described Right-of-way and one strip lying Westerly of and adjacent to the above described Right-of-way and each strip commencing at a point 275.7 feet North of the South line of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), as measured along said main track centerline and extending Northerly 300 feet as measured along said main track center line. ALSO, two triangular parcels of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27) more fully described as follows: Beginning at the point of intersection where the East and West center line of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27) crosses the center line of the main track of said Railroad Company; thence East along said East and West center line of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), 75.06 feet to the point of beginning; thence continue East along said East and West center line 150 feet; thence Southwesterly at an exterior angle of $133^{\circ}48'$ to the said East and West center line 208.02 feet to a point in the East Right-of-Way line of said Railroad; thence Northerly at an interior angle of $46^{\circ}06'$ to the last described line 150 feet to the point of beginning. ALSO, beginning at the point of intersection where the East and West center line of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27) crosses the center line of the main track of said Railroad Company; thence West along said East and West center line of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), 75.06 feet to the point of beginning of the land to be conveyed; thence continue West along said East and West center line 175 feet; thence Southeasterly at an exterior angle of $136^{\circ}06'$ to the last described line 252.2 feet to a point in the West Right-of-Way line of said Railroad; thence Northerly at an interior angle of $43^{\circ}54'$ to the last described line 175 feet to the point of beginning and containing in all 5.16 acres, more or less. ALSO, all that part of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as a strip of land 150 feet wide being 75 feet on each side of the located main track center line of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now located on, over and across said above described land, said main track center line being more particularly described as beginning at a point in the North line of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), 300 feet West of the Northeast corner thereof;

Addendum 2/2

thence Southerly in a straight line 450 feet, containing 1.5 acres, more or less, EXCEPT Parcel "G" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 0.258 acres, as shown in Plat of Survey filed in Book 2020, Page 1193 on April 8, 2020, in the Office of the Recorder of Madison County, Iowa.