

BK: 2020 PG: 3641
Recorded: 9/25/2020 at 9:57:27.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$3,359.20
LISA SMITH 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)

Charles H. Fagen, 502 15th Street, P.O. Box 250, Dallas Center, Iowa 50063, Phone: (515) 992-3728

Taxpayer Information: (Name and complete address)

Diamond W Ranch, LLC
c/o Eddie Helmuth 1684 170th St.
Independence, Iowa 50644

Return Document To: (Name and complete address)

Charles H. Fagen
502 15th Street, P.O. Box 250
Dallas Center, Iowa 50063

Grantors:

Howard Lee Belgarde
Lori Ann Belgarde

Grantees:

Diamond W Ranch, 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, Howard Lee Belgarde and Lori Ann Belgarde, husband and wife do hereby Convey to Diamond W Ranch, LLC, an Iowa limited liability Company the following described real estate in Madison County, Iowa:

- The North Three-Fourths (N 3/4) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., in Madison County, Iowa, EXCEPT the following described tracts, to-wit: (1) Parcel "A" located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section Thirteen (13), containing 4.0 acres, as shown in Plat of Survey filed in Book 2001 at Page 3083 on July 16, 2001, in the Office of the Recorder of Madison County, Iowa; (2) A tract of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section Thirteen (13), and more particularly described as follows, to-wit: commencing 1495 feet North and 25 feet West of the Southeast Corner of said Section Thirteen (13), and running North parallel with the West line of the County road 100 feet; thence West 50 feet; thence South parallel with the West line of said County road 100 feet; thence East 50 feet to the place of beginning; and (3) All that part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section Thirteen (13), lying North and West of the East right-of-way line of County Highway P-71 (old U.S. Highway #169).

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 September 22, 2020.

Howard Lee Belgarde
Howard Lee Belgarde (Grantor)

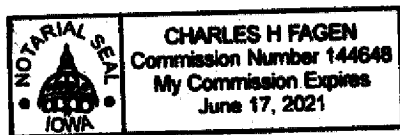
Lori Ann Belgarde
Lori Ann Belgarde (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on September 22, 2020, by Howard Lee Belgarde and Lori Ann Belgarde, husband and wife.



Signature of Notary Public