

BK: 2020 PG: 3749
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$783.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
David M. Erickson, 215 10th St., #1300, Des Moines, Iowa 50309
Phone: (515) 288-2500

Taxpayer Information: (Name and complete address)
Masa Farms, LLC, 17601 Baxter Drive, Clive, IA 50325

Return Document To: (Name and complete address)
David M. Erickson, 215 10th St., #1300, Des Moines, Iowa 50309

Grantors:
Honey Creek Farms, LC

Grantees:
Masa Farms, LLC

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Honey Creek Farms, LC a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Masa Farms, LLC

the following described real estate in Madison County, Iowa: The North Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the former railroad right-of-way across the Northwest Quarter (1/4) of the Southeast Quarter (14) of said Section Thirty-two (32); AND all that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-two (32), lying East of Clanton Creek.

The grantor 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, according to the context.

Dated on October 1, 2020

Honey Creek Farms, LC, a(n) limited liability company

By [Signature] Steven R. Smith, Managing Member

By _____

STATE OF IOWA, COUNTY OF POLK This record was acknowledged before me on October 1, 2020, by Steven R. Smith as Managing Member of Honey Creek Farms, LC

[Signature] Marilyn K. Smith Signature of Notary Public

