

**BK: 2020 PG: 3984**  
**Recorded: 10/20/2020 at 8:22:01.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.32**  
**Combined Fee: \$20.32**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**TRUSTEE SPECIAL WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:**

Doyle D. Sanders, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700  
Des Moines, Iowa 50309-8004  
Phone: (515) 246-5821

**Taxpayer Information:**

Donald Scroggs, Circle Lane Farm LLC, 3202 49th Street, Des Moines, IA 50310

**Return Document To:**

Doyle D. Sanders, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700  
Des Moines, Iowa 50309-8004

**Grantors:**

J. Richard Scroggs

**Grantees:**

Circle Lane Farm, LLC, An Iowa Limited Liability Company

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 115, Page 496



TRUSTEE SPECIAL WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of One (1.00) Dollar(s) and other valuable consideration, J. Richard Scroggs, Trustee of the J. Richard Scroggs Trust Agreement Dated December 26, 1981, does hereby convey to Circle Lane Farm, LLC, an Iowa limited liability company the following described real estate in Madison County, Iowa:

The East Half of the Northeast Quarter and the East 30 Acres of the West Half of the Northeast Quarter of Section 33 in Township 75 North, Range 27, West of the 5th P.M., Madison County, Iowa, containing 110 acres more or less.

This deed is exempt according to Iowa Code 428A.2(21)

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

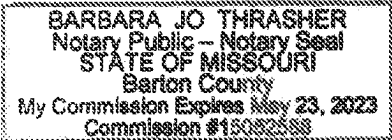
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated October 14, 2020.

[Signature of J. Richard Scroggs]
J. Richard Scroggs
As Trustee of the above-entitled trust

STATE OF MISSOURI, COUNTY OF Barton

This record was acknowledged before me on October 14, 2020, by J. Richard Scroggs as Trustee of the above-entitled trust.



[Signature of Barbara Jo Thrasher]
Signature of Notary Public