



Document 2020 4728

Book 2020 Page 4728 Type 03 001 Pages 3

Date 12/09/2020 Time 11:54:51AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$511.20

Rev Stamp# 573 DOV# 568

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Ⓢ 320,000

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67 Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information:

Longball Development, LLC, c/o Kyle McMahon, 320 Indian Ridge Drive, Waukee, IA 50263

✓ **Return Document To:**

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67 Winterset, Iowa 50273-0067

Grantors:

Donna Jean Jackson

Jeffrey Eugene Jackson

Laurie Lynn Smith

Marty L. Smith

Brett Wayne Rhoads

Grantees:

Longball Development, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED
(Several Grantors)

For the consideration of \$320,000.00 Dollar(s) and other valuable consideration, Donna Jean Jackson and Jeffrey Eugene Jackson, Wife and Husband; Laurie Lynn Smith and Marty L. Smith, Wife and Husband; and Brett Wayne Rhoads, a Single Person, do hereby Convey to Longball Development, LLC, the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Twelve (12); AND the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), ALL in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. That part of Parcel "D" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twelve (12), as shown in Plat of Survey filed in Book 2002, Page 3456 on July 16, 2002, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "J" of Parcel "H" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twelve (12), containing 10.38 acres, as shown in Plat of Survey filed in Book 2016, Page 1402 on May 23, 2016, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "K" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twelve (12), containing 7.81 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 3370 on November 9, 2016, in the Office of the Recorder of Madison County, Iowa;
4. Parcels "B" and "C" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirteen (13), containing 4.84 acres, more or less, and 12.35 acres, more or less, respectively, both Parcels as shown in Revised Plat of Survey filed in Book 2018 at Page 362 on February 1, 2018, in the Office of the Recorder of Madison County, Iowa.

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: December 4, 2020.

Donna Jean Jackson

Donna Jean Jackson, Grantor

Jeffrey Eugene Jackson

Jeffrey Eugene Jackson, Grantor

Laurie Lynn Smith

Laurie Lynn Smith, Grantor

Marty L. Smith

Marty L. Smith, Grantor

Brett Wayne Rhoads

Brett Wayne Rhoads, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 3, 2020, by Donna Jean Jackson.



Carla J Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 3, 2020, by Jeffrey Eugene Jackson.



Carla J Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 4, 2020, by Laurie Lynn Smith.



Carla J Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

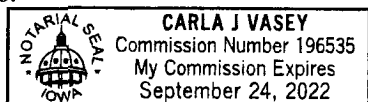
This record was acknowledged before me on December 4, 2020, by Marty L. Smith.



Carla J Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 3, 2020, by Brett Wayne Rhoads.



Carla J Vasey
Signature of Notary Public