



Document 2020 4888

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Rec Amt \$22.00 Aud Amt \$15.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **Return To:** Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731
✓ **Taxpayer:** Joni J. Hopkins, 837 NE 4th St., Earlham, IA 50072
Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731



WARRANTY DEED

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Joni J. Hopkins, Single, Karla K. Peiffer and Mark J. Peiffer, Wife and Husband, Robert Reid Hester and Susan A. Hester, Husband and Wife, and Lynn L. Woollums and Robert W. Woollums, Wife and Husband, do hereby Convey to Hester Farms, LLC the following described real estate in Madison County, Iowa:

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

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: 12/21/2020

Joni J. Hopkins, Grantor

Karla K. Peiffer, Grantor

Mark J. Peiffer, Grantor

Robert Reid Hester
Robert Reid Hester, Grantor

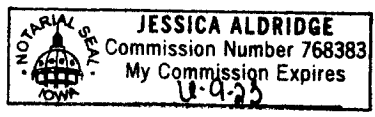
Susan A. Hester
Susan A. Hester, Grantor

Lynn L. Woollums
Lynn L. Woollums, Grantor

Robert W. Woollums
Robert W. Woollums, Grantor

STATE OF **IOWA**, COUNTY OF Madison

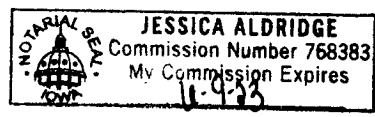
This record was acknowledged before me on 12/21/2020, by Joni J. Hopkins.



Joni J. Hopkins
Signature of Notary Public

STATE OF **IOWA**, COUNTY OF Madison

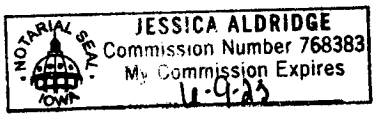
This record was acknowledged before me on 12/21/2020, by Karla K. Peiffer.



Karla K. Peiffer
Signature of Notary Public

STATE OF **IOWA**, COUNTY OF Madison

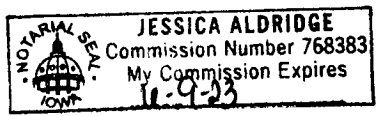
This record was acknowledged before me on 12/21/2020, by Mark J. Peiffer.



Mark J. Peiffer
Signature of Notary Public

STATE OF **IOWA**, COUNTY OF Madison

This record was acknowledged before me on 12/21/2020, by Robert Reid Hester.



Robert Reid Hester
Signature of Notary Public

STATE OF **IOWA**, COUNTY OF Madison

This record was acknowledged before me on 12/21/2020, by Susan A. Hester.



Jessica Aldridge
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

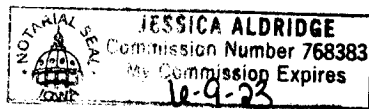
This record was acknowledged before me on 12/21/2020, by Lynn L. Woollums.



Jessica Aldridge
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 12/21/2020, by Robert W. Woollums.



Jessica Aldridge
Signature of Notary Public

The South 46.17 acres of the North 66.17 acres of the East Half (½) of the Northeast Quarter (¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., City of Earlham, Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), being more particularly described as follows, to-wit: Beginning at a point West 1321.3 feet, North 0°28' West, 362.3 feet and North 89°32' East, 33.0 feet of the Northeast corner of the Southeast Quarter (¼) of said Section One (1), said point being on the East right-of-way line of a Madison County secondary road, thence North 0°28' West, 75.0 feet, thence North 89°32' East, 100.0 feet, thence South 0°28' East, 75.0 feet, thence South 89°32' West 100.0 feet to the point of beginning, containing 0.17 acres, more or less;
2. A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), being more particularly described as follows to-wit: Commencing at the Southeast Corner of the South 46.17 acres of the North 66.17 acres of the East Half (½) of the Northeast Quarter (¼) of said Section One (1), thence North 858 feet, thence West 660 feet, thence South 858 feet, thence East 660 feet to the point of beginning, containing 13 acres, more or less;
3. Parcel "A" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), located in and forming a part of the City of Earlham, Madison County, Iowa, being more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), thence North 0°00'00" East along the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), 488.88 feet to the point of beginning; thence South 89°26'23" East, 443.75 feet; thence North 00°05'48" West, 733.71 feet; thence South 88°49'17" East, 220.00 feet to a point in an existing fence; thence South 00°05'48" East along an existing fence, 856.34 feet; thence North 89°26'23" West, 530.92 feet; thence North 0°00'00" East 75.00 feet; thence North 89°26'23" West, 133.00 feet to a point on the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1); thence North 0°00'00" East along the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), 50.00 feet to the point of beginning. Said parcel contains 5.374 acres;
4. Parcel "B" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), containing 2.829 acres as shown in Plat of Survey filed in Book 2001, Page 5043 on November 8, 2001, in the Office of the Recorder of Madison County, Iowa;

AND

The West Half (½) of the Northwest Quarter (¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-four (34), containing 4.55 acres, as shown in Plat of Survey filed in Book 2, Page 485 on July 18, 1994 in the Office of the Recorder of Madison County, Iowa; **AND** the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,