

BK: 2020 PG: 805
Recorded: 3/17/2020 at 8:07:33.0 AM
Pages 5
County Recording Fee: \$52.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$55.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Instrument Prepared By: Kathleen K. Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116
Return To: Jay P. Syverson, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-645-5510
Address Tax Statement To: Mallard Flats 2, LLC, 55529 282nd St., Ames, IA 50010

DEED WITHOUT WARRANTY

For Consideration of ONE Dollar(s) and other valuable consideration, **Mallard Flats, L.C.**, an Iowa Limited Liability Company, does hereby Convey an undivided ½ interest to **Mallard Flats 2, LLC**, an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

Please find Exhibit "A" Attached Hereto at Page 3

Subject to easements, covenants and restrictions of record.

This transfer is exempt from transfer tax pursuant to Iowa Code Section 428A.2 (14).

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: 3/9, 2020.

Mallard Flats, L.C., an Iowa limited liability company

By: H. Alan Carver
H. Alan Carver, Manager

STATE OF IOWA, COUNTY OF Story:

This record was acknowledged before me on March 9, 2020, by H. Alan Carver, Manager of Mallard Flats, L.C., an Iowa Limited Liability Company.



STAMP

Shawn E. Roberts
Notary Public in and for said State

EXHIBIT "A"

In Fractional Section 30, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, the following: Government Lots 3 and 5 lying South of County Trunk Road G4R and all of Government Lot 4;

AND: All of Fractional Section 31, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa;

AND: The North $\frac{1}{2}$ of Fractional Section 6, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa;

EXCEPT: Beginning 50.91 feet South of the East $\frac{1}{4}$ corner of Fractional Section 30, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 3257.0 feet; thence South $84^{\circ}12'$ West 222.5 feet; thence South $38^{\circ}11'$ West 11.8 feet; thence South $82^{\circ}07'$ West 665.59 feet; thence North 560.0 feet; thence North $80^{\circ}47'$ East 467.7 feet; thence North $01^{\circ}19'$ West 928.2 feet; thence North $32^{\circ}23'$ West 783.8 feet; thence North $10^{\circ}30'$ West 759.8 feet; thence North $67^{\circ}56'$ East 1086.3 feet to point of beginning;

EXCEPT: Beginning at a point 33 feet West of corner post in Southwest Corner of said North $\frac{1}{2}$ of Fractional Section 6, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 1392.4 feet to a point 33 feet West of corner post; thence South $84^{\circ}25'$ East 419.75 feet; thence South $34^{\circ}53'$ West 313.3 feet; thence South $3^{\circ}04'$ East 255.3 feet; thence North $85^{\circ}19'$ East 1313.4 feet; thence South $07^{\circ}26'$ East 681.7 feet; thence Westerly 1661.2 feet to point of beginning;

EXCEPT: A parcel of land in Government Lot 3 and Government Lot 4, in Section 31, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West $\frac{1}{4}$ Corner of Section 31, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence along the $\frac{1}{4}$ Section Line, North $83^{\circ}09'17''$ East 435.80 feet; thence South $00^{\circ}19'07''$ East 415.52 feet; thence South $18^{\circ}28'41''$ West 235.67 feet; thence North $71^{\circ}11'39''$ West 4.98 feet; thence South $13^{\circ}03'59''$ West 329.10 feet; thence South $80^{\circ}05'21''$ East 365.79 feet; thence South $43^{\circ}43'21''$ East 280.24 feet; thence South $27^{\circ}32'17''$ East 182.16 feet; thence South $05^{\circ}21'17''$ East 101.95 feet; thence South $11^{\circ}13'32''$ West 149.16 feet; thence North $68^{\circ}11'17''$ West 98.47 feet; thence North $13^{\circ}24'46''$ East 91.05 feet; thence North $00^{\circ}47'00''$ West 102.16 feet; thence North $27^{\circ}45'53''$ West 86.29 feet; thence North $42^{\circ}29'50''$ West 206.01 feet; thence North $56^{\circ}27'35''$ West 71.08 feet; thence North $85^{\circ}40'19''$ West 83.60 feet; thence South $42^{\circ}22'08''$ West 65.96 feet; thence South $02^{\circ}16'09''$ West 93.58 feet; thence South $16^{\circ}33'21''$ West 79.66 feet; thence South $29^{\circ}53'47''$ West 76.06 feet; thence South $39^{\circ}20'09''$ West 189.16 feet to the center line of North River; thence along said centerline, North $57^{\circ}25'46''$ West 204.28 feet; thence North $50^{\circ}02'38''$ West 137.53 feet to the West line of said Section 31; thence along said West line, North $00^{\circ}00'00''$ 1312.30 feet to the Point of Beginning.

AND

The East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 77 North, Range 26 AND the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 76 North, Range 26, ALL West of the 5th P.M., Madison County, Iowa.

AND

Parcel "A", located in the Southeast Quarter of the Northeast Quarter of Section 8 & in the Southwest Quarter of the Northwest Quarter of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South $85^{\circ}57'42''$ West along the North line of the Southwest Quarter of the Northwest Quarter of said Section 9, 1320.46 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 9; thence South $85^{\circ}57'42''$ West along the North line of the Southeast Quarter of the Northeast Quarter of Section 8, Township 76 North, Range 26 West of the 5th

P.M., Madison County, Iowa, 1319.89 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 8; thence South $0^{\circ}56'32''$ East along the West line of the Southeast Quarter of the Northeast Quarter of said Section 8, 497.69 feet; thence South $51^{\circ}10'01''$ East along an existing fenceline, 1139.36 feet; thence South $0^{\circ}46'26''$ West, 4.16 feet to a point on the North right-of-way (R.O.W.) line of an unpaved County Road; thence North $86^{\circ}02'31''$ East along said R.O.W. line, 1544.50 feet; thence North $62^{\circ}39'55''$ East along said R.O.W. line, 137.26 feet; thence North $24^{\circ}06'23''$ East along said R.O.W. line, 149.20 feet; thence North $0^{\circ}58'13''$ West along said R.O.W. line, 574.98 feet; thence North $5^{\circ}46'48''$ East along said R.O.W. line, 280.77 feet to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 9; thence North $0^{\circ}58'13''$ West along the East line of the Southwest Quarter of the Northwest Quarter of said Section 9, 242.11 feet to the Point of Beginning. Said Parcel contains 68.599 acres.