



SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265.
Phone: 515-223-6000

Taxpayer Information: (Name and complete address)

Jenna Dean, 1146 Prairieview Avenue, Van Meter, Iowa 50261

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265.

Grantors:

M&M Realty, L.L.C.

Grantees:

Jenna Dean

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, M&M Realty, L.L.C., an Iowa limited liability company, do hereby Convey to Jenna Dean

the following described real estate in Madison County, Iowa:

A parcel of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.450 acres as shown in Plat of Survey filed in Book 2, Page 337 on September 21, 1992, in the Office of the Recorder of Madison County, Iowa.

This Deed is given in fulfillment of a certain Real Estate Contract dated December 16, 2019 and filed July 20, 2020 in Book 2020, Page 2565 of the Madison County Recorder's Office. The warranties of title provided under this Deed extend only to the date of said Contract.

Grantors do 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 them, 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: 9.10.20

M&M Realty, L.L.C

[Handwritten Signature]

Shawnda Behr, Manager (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on _____, by Shawnda Behr, Manager of M&M Realty, L.L.C., an Iowa limited liability company,

NOTARIAL SEAL
IOWA
Leslie Herman
Commission Number 763645
My Commission Expires
June 25, 2022

[Handwritten Signature]
Signature of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 111021064012000

Land situated in the City of Van Meter in the County of Madison in the State of IA

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TEN (10), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 6.450 ACRES AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 337 ON SEPTEMBER 21, 1992, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1146 Prairieview Avenue, Van Meter, IA 50261-8575

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.