



Document 2021 2248

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Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$135.20 ANNO

Rev Stamp# 248 DOV# 246 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

\$85,000

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: John M. and Shari J. Paule Revocable Trust, 3500 Pommel Place, West Des Moines, IA 50265

✓ **Return Document To:** ~~Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273~~

John Paule 3500 Pommel Place, West Des Moines, IA

Grantors: Mallard Flats 2, LLC

50265

Grantees: John M. and Shari J. Paule Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Eighty-Five Thousand Dollar(s) and other valuable consideration, Mallard Flats 2, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to John M. and Shari J. Paule Revocable Trust, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: 6/11/21

Mallard Flats 2, LLC, an Iowa limited liability company

By Linda A Carver
Linda A. Carver, Member/Manager

STATE OF IOWA, COUNTY OF Story

This record was acknowledged before me on 6-1-21, by Linda A. Carver, as Member/Manager, of Mallard Flats 2, LLC a limited liability company.

Peggy L Duncan
Signature of Notary Public

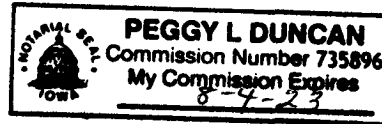


EXHIBIT "A"

LEGAL DESCRIPTION:

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.