

BK: 2021 PG: 2546
Recorded: 6/21/2021 at 8:41:42.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,468.80
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 Syverson, 700 Walnut, Suite 1600, Des Moines, IA 50309
Address Tax Statement To: Rowena Crosbie as Trustee of the Theodore M. Crosbie Trust U/W dated October 11, 2001,
35054 Filmore Court, Earlham, IA 50072

WARRANTY DEED

For Consideration of ONE Dollar(s) and other valuable consideration, **SOF Farms, LLC, an Iowa limited liability company**, does hereby convey the following described real estate in Madison County, Iowa to **Rowena Crosbie as Trustee of the Theodore M. Crosbie Trust U/W dated October 11, 2001**:

UNDIVIDED ONE-HALF INTEREST IN AND TO:

Parcel "E", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and in the Northwest Quarter (1/4) of Section Thirty-five (35), containing 185.66 acres, as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "C", located in the South Half (1/2) of the Southwest Quarter (1/4) and in the West 30 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), and in the West Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), containing 92.00 acres, as shown in Plat of Survey filed in Book 2003, Page 208 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** the North 66 feet of Parcel "D", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), as shown in Plat of Survey filed on January 14, 2003, in Book 2003, Page 207 in the Office of the Recorder of Madison County, Iowa, **ALL** in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Subject to easements, covenants and restrictions of record.

Madison County Deed

Grantor(s) do hereby covenant with grantee(s), 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.

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: June 15, 2021.

SOF Farms, LLC, an Iowa limited liability company

By: Rowena Crosbie

Printed name: Rowena Crosbie

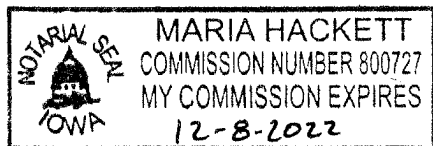
Title: Manager

STATE OF IOWA, COUNTY OF Polk SS:

This record was acknowledged before me on June 15, 2021 by Rowena Crosbie as Manager of SOF Farms, LLC, an Iowa limited liability company.

STAMP

Maria Hackett
Notary Public in and for said State



10324709

Madison County Deed