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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$95.20 ANNO

Rev Stamp# 416 DOV# 409 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$60,000

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-7731

Return document to and mail tax statements to:

JARED AND BOBBI ROHDE, 4912 SW WALNUT STREET, ANKENY, IOWA 50023

File #RESC / TT (eck)

EJ

1/2

WARRANTY DEED

Legal: **Lot 1 of MIDDLE RIVER VIEW SUBDIVISION, located in the West half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 8, Township 75 North, Range 27, West of the 5th P.M., Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **G Five Farms, LLC, a limited liability company**, does hereby convey the above-described real estate to **Jared Rohde and Bobbi Rohde, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

STATE OF Iowa)
COUNTY OF Polk) SS:

Dated: 8-11, 2021

On this 14th day of August, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Mark C Grossman, to me known, and who being by me duly sworn, did say that the person is the member/manager of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

G FIVE FARMS, LLC
A limited liability company by:

Mark C. Grossman Member Manager
MARK C. GROSSMAN
PRINT NAME OF SIGNATORY
MEMBER MANAGER

[Signature]
Notary Public in and for said State

