

BK: 2021 PG: 3660
Recorded: 8/31/2021 at 8:36:52.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,124.00
LISA SMITH RECORDER
Madison County, Iowa

Return To: Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: Martens Farms, LLC, 1214 Cottonwood Avenue, Dexter, Iowa 50070
Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$1,327,675.00 and no/100ths Dollar(s) and other valuable consideration, **HESTER FARMS, LLC**, a limited liability company organized under the laws of the State of Iowa, does hereby Convey to **MARTENS FARMS, LLC**, the following described real estate in Madison County, Iowa:

The West Half ($W\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Thirty-four (34), containing 4.55 acres, as shown in Plat of Survey filed in Book 2, Page 485 on July 18, 1994 in the Office of the Recorder of Madison County, Iowa; **AND** the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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: August 30, 2021.

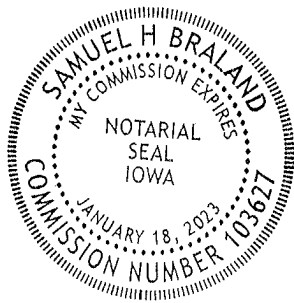
HESTER FARMS, LLC
an Iowa limited liability company

By Joni J. Hopkins
Joni J. Hopkins, Manager

By Robert Reid Hester
Robert Reid Hester, Manager

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on August 30, 2021, by Joni J. Hopkins and Robert Reid Hester as Managers of Hester Farms, LLC.



Samuel H. Braland
Signature of Notary Public