

WARRANTY DEED

(LIMITED LIABILITY COMPANY GRANTOR)

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE SUITE B  
URBANDALE IA 50322 [pa@henrichsenlawoffice.com](mailto:pa@henrichsenlawoffice.com) 515.727.5330  
RETURN TO: Kimberli M. Berry and Seth L. Berry, 3088 260<sup>th</sup> Street, St. Charles, IA 50240  
Send Tax Statements to: Kimberli M. Berry and Seth L. Berry, 3088 260<sup>th</sup> Street, St. Charles, IA 50240  
Grantor/Affiant: JRMR Acres, L.L.C.  
Grantee: Kimberli M. Berry and Seth L. Berry  
Legal Description: See Attached Exhibit "A"

For the Consideration of ONE Dollar(s) and other valuable consideration, JRMR Acres, L.L.C., a Limited Liability Company (also known as "Grantor") organized and existing under the laws of Iowa does hereby convey to Kimberli M. Berry and Seth L. Berry, a married couple, as joint tenants with full right of survivorship and not as tenants in common, the following described Real Estate in Madison County, Iowa:

See Attached Exhibit "A"

This conveyance is in the ordinary course of the Grantor's business or affairs.

Subject to all Covenants, Restrictions and Easements of Record.

The Limited Liability Company 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; masculine or feminine gender; according to the context.

*[signatures and notary appear on the following page]*

Dated: August 4<sup>th</sup>, 2021

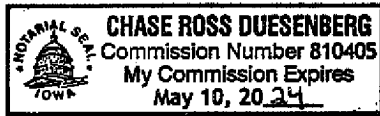
JRMR ACRES, L.L.C.

By *Michael D. Reburn*  
Michael D. Reburn, Member/Manager

STATE OF IOWA, COUNTY OF Chickasaw SS:

This instrument was acknowledged before me, dated August 4<sup>th</sup>, 2021 by Michael D. Reburn, Member/Manager of JRMR Acres, L.L.C.

«seal»



*Chase Ross Duesenberg*

Notary Public in and for the State of Iowa

**EXHIBIT "A"**

Parcel "M" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, in the Office of the Recorder of Madison County, Iowa