



Document 2021 4134

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 Date 10/05/2021 Time 11:49:36AM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$320.80
 Rev Stamp# 514 DOV# 506
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

\$200,889⁰⁰

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325; (515) 518-6306
 Return and Tax Statement to: Ryan Dunbar and Sandi Dunbar, 203 S Warren Ave., Bevington, IA 50033

113389

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **AJS Farms, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Ryan Dunbar and Sandi Dunbar**, (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "E", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.74 acres, more or less, as shown in Plat of Survey filed in Book 2021, Page 3136 on July 28, 2021 in the Office of the Recorder of Madison County, Iowa

This deed is being conveyed by a Limited Liability Company in the ordinary course of business and is being signed by a member and/or manager who has the authority to act on behalf of the Limited Liability Company.

Grantor does Hereby Covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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, and as masculine or feminine gender, according to the context.

Dated: 9-27-21

AJS Farms, LLC, an Iowa Limited Liability Company

By Jamie Lea Sligh

Printed Name: JamieLea Sligh

Title: AJS Farms Managing Member

STATE OF IA, COUNTY OF Dallas

This record was acknowledged before me on this 27 day of September, 2021, by

JAMIELEA SLIGH as MANAGING MEMBER of AJS Farms, LLC.

[Signature]
Notary Public

My Commission Expires: 2023

