



BK: 2021 PG: 4667
Recorded: 11/10/2021 at 9:25:24.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Scott Riemenschneider, AT0006626
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC
4200 University Ave, Ste 424, West Des Moines, IA 50266, Phone: 515-327-1000

Taxpayer Information:

DBMS Farms, LLC
2023 Iowa Ave
Winterset, IA 50273

Return Document To:

Scott Riemenschneider AT0006626
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC
4200 University Ave, Ste 424, West Des Moines, IA 50266

Grantors:

Mark W. Sawyers as Trustee of the
Keith R. Sawyers 2017 Revocable Trust

Grantees:

DBMS Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

EXHIBIT "A"

An undivided 1/2 interest in:

The Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of Section Eighteen (18); and the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), and a tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seventeen (17), described as follows: Commencing at a point 13 rods and 5 links North of the Southwest corner of the Southwest Quarter (1/4) of Section Seventeen (17), running thence East 54 rods, thence North about 58 rods to the center of the bed of Middle River, thence down the channel of said river 26 rods to the East line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), of Section Seventeen (17), thence North to the Northeast corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence West to the Northwest corner thereof, thence South to the place of beginning; AND a tract of land located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Seventeen (17), described as follows: Commencing at the Northwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), thence running South 88 rods, thence North, 45° East, 38 rods and 9 links, thence North, 22½° West, 19 rods, thence North, 59½° East, 34 rods, thence up a branch North, 28° East, 36 rods and 13 links to the North line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), thence West to the place of beginning; ALL in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.