



BK: 2021 PG: 4669
Recorded: 11/10/2021 at 9:25:27.0 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 Trust

Grantees:

DBMS Farms, LLC

Legal Description: See Page 2

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



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark W. Sawyers, Trustee of Keith R. Sawyers Trust, does hereby Convey to DBMS Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached, and by reference made a part hereof.

This deed is exempt according to Iowa Code 428A.2(21).

The grantor hereby covenants 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

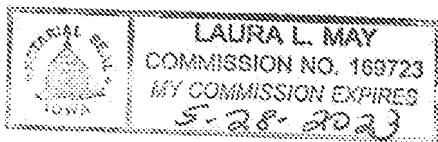
Dated: Nov 4, 2021.

Keith R. Sawyers Trust

By Mark W. Sawyers
Mark W. Sawyers, as Trustee

STATE OF IOWA)
) ss:
COUNTY OF Folk)

This record was acknowledged before me on Nov 4, 2021, by Mark W. Sawyers, Trustee of the above-entitled trust.



Laura L. May
Signature of Notary Public

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.