

**BK: 2021 PG: 4938**  
**Recorded: 12/3/2021 at 12:40:00.0 PM**  
**Pages 3**  
**County Recording Fee: \$32.00**  
**Iowa E-Filing Fee: \$108.62**  
**Combined Fee: \$140.62**  
**Revenue Tax: \$5,631.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**CONSIDERATION \$3,520,000**

SPACE ABOVE FOR RECORDER

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax statement  
& Return to: AJS Farms, LLC, 1265 S. Wildfire Avenue West Des Moines, IA 50266

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### TRUSTEE WARRANTY DEED

**KNOW ALL PERSONS BY THIS DEED: That Ronald E. Mason Jr. and Maria Linda Hunter, Trustees of the Ronald E. Mason Revocable Trust, dated November 18, 1999 (the "Grantor"), do hereby Convey to AJS Farms, LLC, an Iowa Limited Liability Company (the "Grantee"), the following-described real estate:**

The East Half (1/2) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the South Half (1/2) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Sixteen (16), more particularly described as follows, to-wit: Commencing at the center of said Section Sixteen (16), thence Westerly from the center of said Section Sixteen (16) along the East-West Centerline a distance of 480 feet to the West edge of the former Chicago Rock Island and Pacific Railroad Company Right-of-Way, thence Southerly along said Westerly Right-of-Way line 100 Feet, thence Easterly from the previously described line 30 feet to a point in the right of way 45 feet from the centerline of the former track, thence Northerly from the previously described line and parallel to said right-of-way 100 feet, thence Westerly along said East-West centerline of said Section Sixteen (16) 30 feet to the Point of Beginning. Said Parcel contains 3,000 square feet or 0.06 acres more or less; AND the North Half (1/2) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND all that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-one (21), lying Northeasterly of a line drawn 100 feet Southwesterly from and parallel with the located main track centerline of the Chicago, Rock Island & Pacific Railroad Company's Earlham to Winterset line as now staked and located on over and across said above described land, said main track centerline being more particularly described as beginning at a point in the North line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), 196.7 feet West of the Northeast corner thereof, thence Southeasterly 297.7 feet to a point in the East line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), 224.0 feet South of the Northeast corner thereof, containing 1.41 acres more or less.

The Grantor does hereby covenant with Grantee, 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. The Grantor further warrants to the Grantee all of the following: that the trust pursuant to which the transfer is made is duly executed and in existence; that the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantee is effective and rightful; and that the Trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

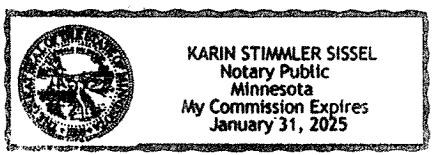
Dated this 24 day of Nov., 2021.

**Ronald E. Mason Revocable Trust,  
dated November 18, 1999**

By: Ronald E. Mason Jr.  
Ronald E. Mason Jr., Co-Trustee

STATE OF MINNESOTA COUNTY OF HENNEPIN : ss

This record was acknowledged before me on 24 NOVEMBER 2021, by Ronald E. Mason Jr., Co-Trustee of the Ronald E. Mason Revocable Trust, dated November 18, 1999.



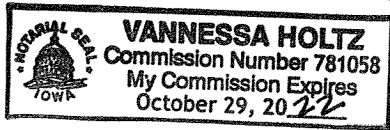
Karin S Sissel  
Notary Public

**Ronald E. Mason Revocable Trust,  
dated November 18, 1999**

By: *Maria Linda Hunter*  
**Maria Linda Hunter, Co-Trustee**

STATE OF Iowa, COUNTY OF Polk : ss

This record was acknowledged before me on NOVEMBER 24, 2021, by Maria Linda Hunter, Co-Trustee of the Ronald E. Mason Revocable Trust, dated November 18, 1999.



*[Handwritten Signature]*  
Notary Public