



Document 2021 5137

Book 2021 Page 5137 Type 03 001 Pages 3

Date 12/16/2021 Time 3:19:35PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,174.40

Rev Stamp# 629 DOV# 620

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$734,400

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Teamwork Ranch, L.L.C., 1459 Grand Avenue, Des Moines, IA 50309

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Teresa Lynn Sandlin

Grantees: Teamwork Ranch, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Seven Hundred Thirty-Four Thousand Four Hundred Dollar(s) and other valuable consideration, Teresa Lynn Sandlin, single, does hereby Convey to Teamwork Ranch, L.L.C. , a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

LEGAL DESCRIPTION FOR WARRANTY DEED FROM TERESA LYNN SANDLIN:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4), and the Southwest Quarter (1/4) of the Northwest Quarter (1/4); ALL in Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tract, to-wit:

1. A tract of land located in the South Half (1/2) of the Northwest Quarter (1/4) of said Section Fourteen (14), containing 5.357 acres, as shown in Plat of Survey filed in Book 1, Page 268 on November 6, 1979 in the Office of the Recorder of Madison County, Iowa;

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

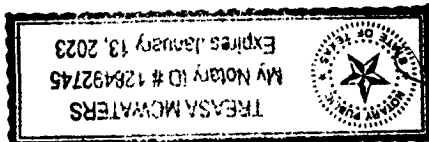
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12/13/21

Teresa Lynn Sandlin
Teresa Lynn Sandlin, Grantor

STATE OF TEXAS, COUNTY OF Brazoria

This record was acknowledged before me on 12/13/21 by
Teresa Lynn Sandlin.



Teresa McWaters
Signature of Notary Public

