

CONSIDERATION \$432,270

BK: 2021 PG: 5188
Recorded: 12/21/2021 at 1:03:36.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$16.30
Combined Fee: \$38.30
Revenue Tax: \$691.20
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE 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: AJS Farms, LLC, 1265 S. Wildfire Avenue, West Des Moines, IA 50266

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

Grantors: Aura E. Whitney-Jackson as Trustee of the Aura E. Whitney-Jackson Trust Dated September 11, 2008

Grantees: AJS Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Four Hundred Thirty-Two Thousand Two Hundred Seventy Dollar(s) and other valuable consideration, Aura E. Whitney-Jackson, Trustee of the Aura E. Whitney-Jackson Trust Dated September 11, 2008 , does hereby Convey to AJS Farms, LLC, a limited liability company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa: AND all that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six West of the 5th P.M., Madison County, Iowa, lying South of Middle River.

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: 12-16-21

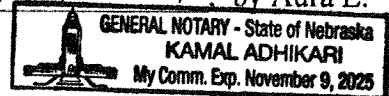
Aura E. Whitney-Jackson Trust Dated
September 11, 2008

X By *Aura E. Whitney-Jackson*
Aura E. Whitney-Jackson, as Trustee

STATE OF Nebraska, COUNTY OF Douglas

This record was acknowledged before me on 16 december 2021, by Aura E. Whitney-Jackson, Trustee of the above-entitled trust.

Koder



Signature of Notary Public