

BK: 2022 PG: 1610  
Recorded: 5/31/2022 at 2:05:44.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$713.60  
LISA SMITH RECORDER  
Madison County, Iowa

**Return To:** Michael J. McNicholas, 16330 Avenue, Bouton, IA 50039  
**Taxpayer:** Michael J. McNicholas, 16330 Avenue, Bouton, IA 50039  
**Preparer:** Matthew J. Hemphill, 218 S. 9th Street, Adel, IA 50003, Phone: 515-993-1000



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, SAW Farms, LLC, a Iowa limited liability company, does hereby Convey to Michael J. McNichols, the following described real estate in Madison County, Iowa:

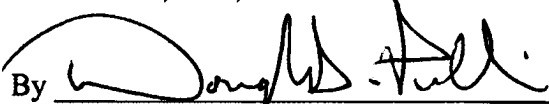
Parcel "E" located in the Northeast Quarter (¼) of the Southwest Quarter(¼) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 23.14 acres, as shown in Plat of Survey filed in Book 2022, Page 963 on April 4, 2022, in the Office of the Recorder of Madison County, Iowa; AND the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-eight (28).

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: May 27, 2022.

SAW Farms, LLC,

By   
Douglas Pullin, its Member and Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 27, 2022, by Douglas Pullin, as Member and Manager, of SAW Farms, LLC.

  
Signature of Notary Public

