

CONSIDERATION \$608,010.00

BK: 2022 PG: 2056
Recorded: 7/12/2022 at 8:04:17.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$972.80
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Benjamin L. Rouse, 502 15th Street, P.O. Box 250, Dallas Center, IA 50063, Phone: (515) 992-3728

Taxpayer Information: MAX O. BODERMANN, 11225 NW 121st Street, Granger, IA 50109

Return Document To: Benjamin L. Rouse, 502 15th Street, P.O. Box 250, Dallas Center, IA 50063

Grantors: ROSENER FARMS, INC.

Grantees: MAX O. BODERMANN and JEANETTE BODERMANN

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, ROSENER FARMS, INC., a corporation organized and existing under the laws of Iowa, does hereby Convey to MAX O. BODERMANN and JEANETTE BODERMANN, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the East 52.5 rods thereof, AND EXCEPT the North 80 feet of the West 208 feet thereof; AND the West Half of the Southwest Quarter (W1/2 SW1/4) of said Section Twenty-two (22)

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

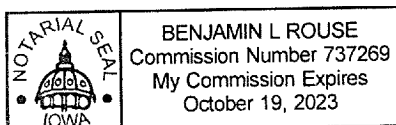
Dated: July 11, 2022.

ROSENER FARMS, INC., an Iowa corporation

By Robert F. Rosener
Robert F. Rosener, President

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on July 11, 2022, by Robert F. Rosener, as President, of ROSENER FARMS, INC. a corporation.



Signature of Notary Public