



Document 2022 2117

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Bryan E. Shusterman, 1128 Historic 4th St, P.O. Box 3086, Sioux City, IA 51101, Phone: (712) 255-8838

Taxpayer Information: Stowell Farms, L.L.C., 15916 Glenfinnan Way, Loch Lloyd, MO 64012

✓ **Return Document To:** Bryan E. Shusterman, 1128 Historic 4th St, P.O. Box 3086, Sioux City, IA 51101

Grantors: Shirley J. Mobley

Grantees: Stowell Farms, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Shirley J. Mobley, a single person, does hereby convey to Stowell Farms, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The East 60 acres of the Northwest Fractional Quarter (NWFrl.¼) of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT 0.5 acres, more or less, acquired by the Iowa State Highway Commission through condemnation proceedings recorded on August 17, 1966 in Book 94, Page 152, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT 5.8 acres, more or less, conveyed to the State of Iowa under warranty deed recorded on October 3, 1974 in Book 104, Page 281, in the Office of the Recorder of Madison County, Iowa.

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.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

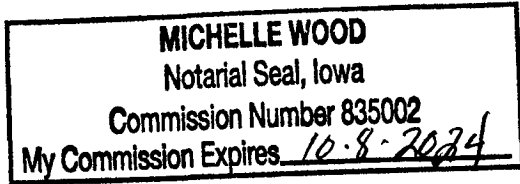
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 7, 2022.

Shirley J. Mobley
Shirley J. Mobley, Grantor

STATE OF IOWA, COUNTY OF WOODBURY

This record was acknowledged before me on July 7, 2022 2022, by Shirley J. Mobley, a single person.



1845-1

Michelle Wood
Signature of Notary Public