

BK: 2022 PG: 2360
Recorded: 8/8/2022 at 2:39:27.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$383.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(Business Entity Grantor)
Recorder's Cover Sheet

Preparer Information: Fred L. Dorr
Wasker, Dorr, Wimmer & Marcouiller, P.C.
4201 Westown Parkway, Suite 250
West Des Moines, IA 50266
Phone: (515) 283-1801
Email: fdorr@wdwm.net

Taxpayer Information: Erica D. Mineart and Scott C. Mineart
721 N. 2nd Street
Winterset, IA 50273

Return Document To: Erica D. Mineart and Scott C. Mineart
721 N. 2nd Street
Winterset, IA 50273

Grantors: Bishop Farms, L.C., a limited liability company organized and existing under the laws of Iowa

Grantees: Scott C. Mineart and Erica D. Mineart, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

Legal Description: 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED (Corporate/Business Entity Grantor)

For the consideration of Ten Dollar(s) and other valuable consideration, **Bishop Farms, L.C.**, a limited liability company organized and existing under the laws of Iowa, does hereby convey to **Scott C. Mineart and Erica D. Mineart**, 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:

Parcel "D" located in the East Half (½) of the Southeast Quarter (¼) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 22.64 acres, more or less, as shown in Plat of Survey filed in Book 2019, Page 2289 on July 26, 2019, in the Office of the Recorder of Madison County, Iowa, and as shown corrected in Affidavit filed in Book 2020, Page 40 on January 6, 2020

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.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor 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 Grantor 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: 08/02 / 1, 2022.

BISHOP FARMS, L.C.

By: David W. Bishop
David W. Bishop, Member/
Co-Manager

By: Jane A. Fogg
Jane A. Fogg, a/k/a Jane B. Fogg,
a/k/a Jane Bishop Fogg, Member/
Co-Manager

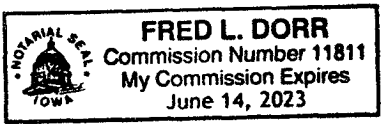
Sole Co-Managers

STATE OF IOWA)
) ss.
COUNTY OF POLK)

This record was acknowledged before me on August 2, 2022, by David W. Bishop, as Co-Manager, of Bishop Farms, L.C., an Iowa limited liability company.

[Signature]
Notary Public in and for the State of Iowa,

STATE OF IOWA)
) ss.
COUNTY OF POLK)



This record was acknowledged before me on August 2, 2022, by Jane A. Fogg, a/k/a Jane B. Fogg, a/k/a Jane Bishop Fogg, as Co-Manager, of Bishop Farms, L.C., an Iowa limited liability company.

[Signature]
Notary Public in and for the State of Iowa

