



Document 2022 2458

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Date 8/17/2022 Time 11:56:38AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$991.20 ANNO

Rev Stamp# 315 DOV# 307 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$620,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

✓ & Return to: Iowa Multi, LLC, 1787 US 169, Winterset IA 50273

P2203359

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Julie M. Lammers, n/k/a Julie M. Nelson and Douglas G. Nelson, a married couple** (the "Grantors"), do hereby convey to **Iowa Multi, LLC** (the "Grantee"), the following described real estate:

A parcel of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the East line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), South 00°11'22" West 901.49 feet; thence North 89°42'18" West 847.12 feet, thence North 01°34'21" West 595.12 feet to the centerline of the North River, thence along said centerline South 89°48'38" East 123.69 feet, thence North 50°24'39" East 87.83 feet, thence North 28°48'19" East 188.08 feet, thence North 15°04'00" East 87.76 feet to the North line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence departing said centerline of river and along said North line, South 89°42'18" East 561.62 feet to the Point of Beginning, said parcel of land contains 16.115 Acres, including 2.936 of Highway right-of-way.

AND

Parcel B in the Southwest Quarter of the Southeast Quarter of Section 12, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown on Plat of Survey recorded January 15, 2001 in Book 2001, Page 134, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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

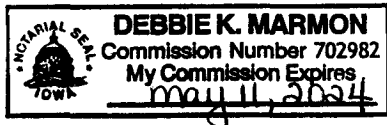
Dated the 15th day of August, 2022.

Julie M. Nelson
Julie M. Nelson (Grantor)

Douglas G. Nelson
Douglas G. Nelson (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on August 15th, 2022, by Julie M. Nelson and Douglas G. Nelson.



Debbie K. Marmon
Notary Public