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Date 8/26/2022 Time 11:34:08AM

Rec Amt \$17.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: G 5 Farms, LLC, 31166 Vintage Point, Waukee, Iowa 50263.

✓ **Return Document To:** G 5 Farms, LLC, 31166 Vintage Point, Waukee, Iowa 50263.

Grantors: Lynne M. Grossman as Trustee of Lynne M. Grossman Living Trust

Grantees: G 5 Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Lynne M. Grossman, Trustee of Lynne M. Grossman Living Trust, does hereby Convey to G 5 Farms, LLC, a Limited Liability Company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See Description Attached.
The consideration for this deed is less than \$500.00.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: 8/25/22.

Lynne M. Grossman

By Lynne M. Grossman
Lynne M. Grossman, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Aug 25, 2022, by Lynne M. Grossman, Trustee of the above-entitled trust.

Jerrold B. Oliver
Signature of Notary Public

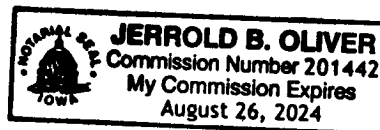


EXHIBIT "A"

Lots Five (5) and Six (6) and all that part of Lots Seven (7) and Eight (8) lying North of the public road, of the Irregular Survey of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34); and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) except 2 acres lying North and West of Middle River, and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying South of Middle River, in Section Thirty-five (35), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

A tract of land located in the North-half $\frac{1}{2}$ of the Southwest Quarter ($\frac{1}{4}$) and in the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34); and in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., more particularly described as follows, to-wit: Commencing at the Northwest Corner of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty-four (34), thence due South 2 chains, thence West 11° South 11 chains, thence South 35° West 4.60 chains, thence West 7° North 7.60 chains, thence West 35° South 6 chains, thence West 1° South 4 chains, thence North 28° West 3.70 chains, thence West 3° South 12.30 chains to the West line of the East One-fourth ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-four (34), thence South along said West line 7.50 chains to the center of the main channel of Middle River, thence following the center of the main channel of Middle River easterly to the point where the main channel of Middle River crosses the North line of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence westerly along the half-section line of said Sections Thirty-five (35) and Thirty-four (34) to the point of beginning.
