



BK: 2022 PG: 3218
Recorded: 11/4/2022 at 3:46:15.0 PM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$89.60
LISA SMITH RECORDER
Madison County, Iowa

FULFIL DEED CONSIDERATION \$56,223 PER ESUBMITTER

Return To: Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266
Taxpayer: Fred Howell, 3145 Howell Court, Cumming, IA 50061
Preparer: Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266,
Phone: 515-327-1750



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, MFC Partnership, a general partnership organized and existing under the laws of Iowa, does hereby Convey to Fred Howell, and Howell Greenhouse & Floral, Inc., the following described real estate in Madison County, Iowa:

See attached

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 given and accepted in complete fulfilment of the contract for the sale of the above-described property dated March 25, 2010 and filed of record on April 30, 2010, in the Office of the Recorder of Madison County, Iowa, in Book 2010 at Page 966; Instrument No. 2010966.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

Notwithstanding any express or implied warranties contained herein, Grantor makes no express or implied warranties as to the title subsequent to the date of the above contract.

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.

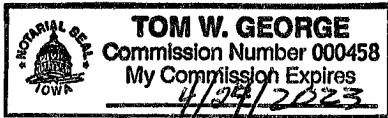
Dated: 11-4-22.

MFC Partnership, an Iowa general partnership

By Christopher Howell
Christopher Howell, Partner

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on November 4, 2022,
by Christopher Howell, as Partner, of MFC Partnership, a general partnership.



Tom George
Signature of Notary Public

Parcel "A" in the Southwest Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 22, Township 77 North, Range 26 West of the 5th P.M., and the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 23, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Center of Section 22, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence along the Quarter Section Line, North $83^{\circ}55'43''$ East, 2,556.22 feet to the Point of Beginning. Thence North $68^{\circ}45'42''$ West, 213.17 feet; thence North $07^{\circ}51'48''$ West, 262.74 feet; thence along a South Line of Parcel "B", North $84^{\circ}59'22''$ East, 203.94 feet; thence along the East Line of said Parcel "B", North $05^{\circ}57'09''$ West, 673.70 feet; thence North $80^{\circ}58'34''$ East, 1,492.19 feet; thence South $70^{\circ}52'04''$ East 216.71 feet; thence North $80^{\circ}59'39''$ East, 639.91 feet; thence South $07^{\circ}23'58''$ East, 309.80 feet; thence South $83^{\circ}10'53''$ West, 1,295.39 feet; thence South $06^{\circ}27'28''$ East, 757.95 feet; thence South $82^{\circ}45'39''$ West, 941.68 feet; thence North $68^{\circ}45'42''$ West, 122.19 feet to the Point of Beginning and containing 37.482 Acres.