

CONSIDERATION \$213,900

BK: 2022 PG: 3292
Recorded: 11/15/2022 at 8:21:33.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jennifer L. Plumb, PO Box 496, Atlantic, IA 50022; Phone: (712) 243-1663

Taxpayer Information: (name and complete address)

RLR Rentals, LLC, c/o Rodney L. Rouw, Member, 1607 Ironwood Trail, Earlham, IA 50072

Return Document To: (name and complete address)

Jennifer L. Plumb, PO Box 496, Atlantic, IA 50022; Phone: (712) 243-1663

Grantors:

Rodney L. Rouw

Lisa L. Rouw

Grantees:

RLR Rentals, LLC

Legal Description: See Page 2

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

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, RODNEY L. ROUW and LISA L. ROUW, husband and wife ("Grantors"), do hereby Convey to RLR RENTALS, LLC ("Grantee"), the following described real estate in Madison County, Iowa:

A strip of land of varying width being a part of the former Chicago, Rock Island and Pacific Railroad Company's main track line located in the West Half of Southwest Quarter ($W\frac{1}{2}$ SW $\frac{1}{4}$) of Section 11, Township 76 North, Range 28 West and the East Half of the Southeast Quarter and East Half of the Northeast Quarter ($E\frac{1}{2}$ SE $\frac{1}{4}$ and $E\frac{1}{2}$ NE $\frac{1}{4}$) of Section 10, Township 76 North, Range 28 West of the 5th P.M., Madison County, State of Iowa; containing 20.46 acres, more or less, as shown on Exhibit "A" attached hereto and by reference made a part hereof, said Exhibit is neither offered as nor claimed to be a survey, being solely a representation of premise conveyed (1987 175th Lane, Winterset, IA and 1608 Ironwood Trail, Earlham, IA).

A parcel of land located in the East Half of the Southeast Quarter of Section 10, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East Quarter corner of Section 10, T75N, R28W of the 5th P.M., Madison County, Iowa, thence along the North line of the SE $\frac{1}{4}$ of said Section 10, South 89 degrees 02' 44 West 144 44 feet to the Point of Beginning; thence South 37 degrees 20' 50 East 1093 20 feet to the East line of said SE $\frac{1}{4}$; thence, along said East line South 00 degrees 29' 50 West 1956 67 feet; thence North 52 degrees 49' 46 West 237 82 feet to the North line of said SE $\frac{1}{4}$; thence, along said North line, North 89 degrees 02' 44 East 514 42 feet to the Point of Beginning said parcel of land contains 8.244 acres, including 0 403 acres of county line road right of way (1990 175th Lane, Winterset, IA).


This deed is exempt according to Iowa Code 428A.2(15).

Grantors do Hereby Covenant with Grantee, 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. The undersigned hereby relinquish 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 November 14, 2022.

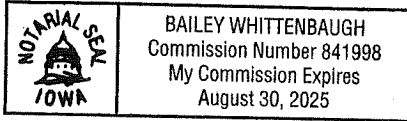

Rodney L. Rouw


Lisa L. Rouw

STATE OF IOWA, COUNTY OF CASS, ss:

This record was acknowledged before me this 14th day of November, 2022, by Rodney L. Rouw and Lisa L. Rouw, husband and wife.

Bailey Whittenbaugh
Signature of Notary Public



3\5779\101.11/14/22.P.jlp