



Document 2022 423

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Rec Amt \$22.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$531.20

ANNO

Rev Stamp# 49 DOV# 46

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$332,500

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: James S Dougherty, 801 North Ave., PO Box 278, Norwalk, IA 50211,
Phone: 5159815401

Taxpayer Information: Chad Henrichs and Ann Henrichs, 4210 87th St. Urbandale, IA 50322

✓ **Return Document To:** Chad Henrichs and Ann Henrichs 4210 87th St Urbandale, IA 50322

Grantors: Terra Tender, Inc., PO Box 305, Norwalk, Iowa 50211

Grantees: Chad Henrichs and Ann Henrichs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Terra Tender, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Chad Henrichs and Ann Henrichs, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Warren County, Iowa:

See attached legal description

The Corporation hereby covenants with grantees, and successors in interest, that it 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 it 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: February 3, 2022.

Terra Tender, Inc., an Iowa corporation

By Larry L. Hughes
Larry Hughes, President

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on February 3, 2022, by Larry Hughes, as President, of Terra Tender, Inc. a corporation.



[Signature]
Signature of Notary Public

EXHIBIT A

Lot Seventeen (17) of Lakeshore Estates, Plat One (1), located in the West Half (1/2) of the Northwest Quarter (1/4) of Section 15, Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

A Plat of Survey located in the West Half of the Northwest Quarter of Section 15, and the East Half of the Northeast Quarter of Section 16, all in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 15 (which is also the East Quarter corner of Section 16), Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 83°58'13" West, 1323.55 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 16; thence North 00°04'37" West, 1652.68 feet along the West line of the East Half of the Northeast Quarter of said Section 16; thence North 88°57'18" East, 703.30 feet; thence North 05°18'37" West, 1045.35 feet to a point on the North line of the East Half of the Northeast Quarter of said Section 16; thence North 84°11'14" East, 66.05 feet along the North line of the East Half of the Northeast Quarter of said Section 16; thence South 05°16'35" East, 449.15 feet; thence North 84°17'27" East, 666.31 feet; thence North 55°04'59" West, 555.70 feet; thence North 05°48'46" West, 87.74 feet to a point on the North line of the East Half of the Northeast Quarter of said Section 16; thence North 84°11'14" East, 66.00 feet along the North line of the East Half of the Northeast Quarter of said Section 16; thence South 05°48'46" East, 57.47 feet; thence South 55°04'59" East, 602.38 feet; thence North 84°17'27" East, 822.04 feet; thence South 45°24'51" East, 462.72 feet to a point on the East line of the West Half of said Section 15; thence South 00°22'24" West, 1820.80 feet to the Southeast corner of the West Half of the Northwest Quarter of said Section 15; thence South 83°57'58" West, 1325.59 feet to the West Quarter corner of said Section 15, which is the Point of Beginning.

EXCEPT All lots in Lakeshore Estates Plat No. 1 according to Plat and Certificate for Lakeshore Estates Plat No. 1, Madison County, Iowa filed August 28, 2008 in Book 2008 Page 2636, AND EXCEPT Parcel "L" as described in Plat of Survey filed September 22, 2020 and further described as a tract of land in part of the SW 1/4 NW 1/4 of Section 15, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa and described as Lot 9 in Lakeshore Estates Subdivision, and all that part of the SW 1/4 NW 1/4 lying East of the centerline of an existing creek and Southerly of said Lot 9, being more particularly described as follows:

Beginning at the SE corner of the SW 1/4 NW 1/4 of said Section 15; thence S 84°04'01" W a distance of 111.72' more or less to the centerline of an existing creek; thence N 18°12'10" W, along said centerline, a distance of 84.12' more or less to a point on the Southerly line of said Lot 9; thence N 63°32'57" W, along said Southerly line, a distance of 1195.49' to the SW corner of said Lot 9; thence N 23°36'01" E a distance of 173.44'; thence Northeasterly, along a 300.00' radius curve, concave Southeasterly, an arc length of 56.05' and whose chord bears of N 29°02'37" E, a chord length of 55.97'; thence N 34°23'21" E a distance of 128.42'; thence S 63°31'28" E a distance of 1158.30'; thence S 00°15'17" E a distance of 398.34' to the point of beginning.

AND EXCEPT Parcel "N" as described in Plat of Survey filed August 10, 2021 in Book 2021 Page 3341 and further described as all that part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 15 and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 16, both in Township 77 North, Range 26 West of the 5th PM, Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the SE1/4 of the NE1/4 of said Section 16, also being the Southwest corner of the SW1/4 of the NW1/4 of said Section 15, thence South 84°00'45" West, along the South line of said SE1/4 of the NE1/4, a distance of 638.42 feet; thence North 19°27'01" East, a distance of 842.02 feet to the Southwest corner of Lot 12 of Lakeshore Estates Plat 1, an Official Plat, now included in and forming a

part of Madison County, Iowa: thence South $70^{\circ}17'23''$ East, along the Southerly line of said Lot 12, a distance of 421.60 feet; thence North $23^{\circ}35'54''$ East, a distance of 168.01 feet, to the Southwest corner of Parcel "L" as filed in Book. 2020 Page 3578 of the records of the Madison County Recorder's Office; thence South $63^{\circ}34'58''$ East, along the Southerly line of said Parcel "L", a distance of 1,195.49 feet; thence South $18^{\circ}25'32''$ East, a distance of 84.49 feet, to the South line of the SW1/4 of the NW1/4 of said Section 15; thence South $83^{\circ}59'18''$ West, along said South line of the SW1/4 of the NW1/4, a distance of 1,213.64 feet to the Point of Beginning, and containing 19.59 acres of land, more or less