

BK: 2022 PG: 937
Recorded: 3/31/2022 at 1:21:19.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$959.20
LISA SMITH RECORDER
Madison County, Iowa

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Hawk Hills LLC, 6289 Sudbury Ct, Johnston, IA 50131

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **41 Degree Holdings LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Hawk Hills LLC, an Iowa Limited Liability Company** (the "Grantee"), the following described real estate:

The South Half (1/2) of the South Half (1/2) of the Northwest Quarter (1/4) and the North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty (20), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located in Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty (20), containing 5.40 acres, more or less, as shown in Plat of Survey recorded in Book 2016, Page 1776 on June 24, 2016 in the Office of the Recorder, Madison County, Iowa; AND EXCEPT Parcel "C" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty (20), containing 14.34 acres, more or less, as shown in Plat of Survey recorded in Book 2016, Page 3675 on December 2, 2016 in the Office of the Recorder, Madison County, Iowa.

This deed is being conveyed by a Limited Liability Company in the ordinary course of business and is being signed by a member and/or manager who has the authority to act on behalf of the Limited Liability Company.

Grantor does Hereby Covenant with Grantee, 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.

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: Mar 28, 2022

41 Degree Holdings LLC,
an Iowa Limited Liability Company

By [Signature], member of 41 Degree Holdings LLC

Printed Name: David Welch

Title: Member

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on this 28 day of March, 2022, by David Welch as Member of 41 Degree Holdings LLC.

[Signature] Notary Public

My Commission Expires: 6/27/22

