

\$1,500,000

BK: 2023 PG: 1507
Recorded: 6/30/2023 at 10:59:47.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: T Ivan Kling, 801 Grand Avenue , Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 243-4191

Taxpayer Information: Evan J. Hollingsworth, 2387 Peru Road, Peru, IA 50222 and Paul Hollingsworth, 2570 Millstream Avenue, Winterset, IA 50273

Return Document To: T Ivan Kling, 801 Grand Avenue , Suite 3700, Des Moines, IA 50309-8004

Grantors: Circle Lane Farm, LLC

Grantees: Evan J. Hollingsworth and Paul J. Hollingsworth and Catherine K. Hollingsworth, Trustees of the Hollingsworth Family Living Trust dated March 25, 2020, and any amendments thereto.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Circle Lane Farm, LLC, a limited liability company organized and existing under the laws of Iowa, by the undersigned who represent all of the members of the LLC, does hereby Convey to Evan J. Hollingsworth a 1/3 undivided interest and to Paul J. Hollingsworth and Catherine K. Hollingsworth, Trustees of the Hollingsworth Family Living Trust dated March 25, 2020, and any amendments thereto, a 2/3 undivided interest, as tenants in common, the following described real estate in Madison County, Iowa:


The East Half of the Northeast Quarter and the East 30 Acres of the West Half of the Northeast Quarter of Section 33 in Township 75 North, Range 27, West of the 5th P.M., Madison County, Iowa, containing 110 acres more or less.

The grantor 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: 6/27/23

Circle Lane Farm, LLC, an Iowa limited liability company

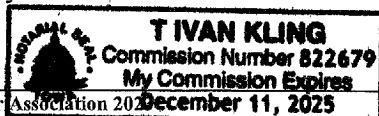
By 
Donald W. Scroggs, Member


Circle Lane Farm, LLC, an Iowa limited liability company

By 
Sharon Scroggs, Member

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 6/27/2023,
by Donald W. Scroggs and by Sharon Scroggs as Members of Circle Lane Farm, LLC a limited liability company.




Signature of Notary Public

Circle Lane Farm, LLC, an Iowa limited liability company

By Richard Scroggs
Richard Scroggs, Member

STATE OF Missouri, COUNTY OF Barton

This record was acknowledged before me on June 20th 2023
by Richard Scroggs as Member of Circle Lane Farm, LLC a limited liability company.

Whitney Forst
Signature of Notary Public

