



Document 2023 1564

Book 2023 Page 1564 Type 03 001 Pages 3

Date 7/10/2023 Time 12:09:14PM

Rec Amt \$17.00 Aud Amt \$15.00 INDX

Rev Transfer Tax \$1,119.20 ANNO

Rev Stamp# 207 DOV# 208 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$700,000<sup>00</sup>

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

**Preparer Information:** Kyle Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273,  
Phone: 5154623731

<sup>1</sup>/<sub>3</sub> **Taxpayer Information:** Durnan Cattle Company, 2694 Settlers Trail, St. Charles, IA 50240

**Return Document To:** Kyle Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273

**Grantors:** K&J Investments, LLC

**Grantees:** Durnan Cattle Company, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of Seven Hundred Thousand Dollar(s) and other valuable consideration, K&J Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Durnan Cattle Company, LLC, a limited liability company organized and existing under the laws of Iowa, as the following described real estate in Madison County, Iowa:

**Parcel "H" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Thirty (30), and in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-nine (29), and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 123.58 acres, as shown in Plat of Survey filed in Book 2009, Page 1663 on May 29, 2009, in the Office of the Recorder of Madison County, Iowa.**



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.

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.

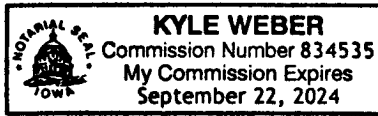
Dated: 6-29-2023.

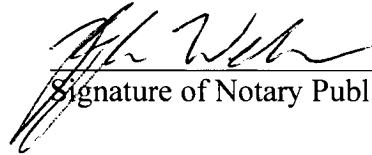
K&J Investments, LLC, an Iowa limited liability company

By Jeremy Feldmann  
Jeremy Feldmann, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 29, 2023,  
by Jeremy Feldmann, as Manager, of K&J Investments, LLC a limited liability company.



  
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Signature of Notary Public