



Document 2023 293

Book 2023 Page 293 Type 03 001 Pages 2

Date 2/16/2023 Time 1:55:50PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$959.20

Rev Stamp# 35 DOV# 36

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$600,000

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

**Preparer Information:** Adam C. Doll, 1009 Main Street, Adel, IA 50003-1454  
Phone: 515-697-4282

**Taxpayer Information:** Smith Farms & Seed, LLC, 1307 180th Street, Earlham, IA 50072

**Return Document To:** Adam C. Doll, 1009 Main Street, Adel, IA 50003-1454

**Grantor:** Pineview Farms, LLC

*2/13* **Grantee:** Smith Farms & Seed, LLC

**Legal Description:** See Page 2

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



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar (\$1.00) and other valuable consideration, Pineview Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Smith Farms & Seed, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-Two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-two (32) and more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest (1/4) of said Section Thirty-two (32), thence 90°00' West 426 feet, thence South 00°28' East 821.1 feet, thence 89°11' East 426 feet to the East line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence North 00°28' West 815 feet to the point of beginning, said parcel contains 8 acres.



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 Company 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: 2-15-23

PINEVIEW FARMS, LLC, an Iowa limited liability company

By [Signature] Johnathan Tyler Price, Member/Manager

STATE OF IOWA, COUNTY OF DALLAS DUPOUE

This record was acknowledged before me on February 15, 2023, by Johnathan Tyler Price, as Member/Manager of Pineview Farms, LLC a limited liability company.



[Signature] Signature of Notary Public