



Document 2023 2996

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Brady 6 Farms, L.L.C., 16896 65th Avenue, St. Charles, IA 50240

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Salow Jared Farms, LLC

**Grantees:** Brady 6 Farms, LLC

**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, Salow Jared Farms, LLC a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Brady 6 Farms, L.L.C., a limited liability company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the East 20 acres thereof, AND EXCEPT a tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), more particularly described as follows to-wit: Beginning 330 feet West and 887 feet North of the Southeast corner of said Section Fifteen (15) and running thence South 84° 35' West, 590.3 feet, thence North 369 feet, thence North 85°35' East, 590.3 feet, thence South 369 feet to the point of beginning containing 5 acres; subject to a Boundary Line Agreement filed in Book 45, Page 456 on December 28, 1998, in the Office of the Recorder of Madison County, Iowa;

AND

EXCEPT Parcel "G" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.68 acres, as shown in Plat of Survey filed in Book 2017, Page 299 on January 26, 2017, in the Office of the Recorder of Madison County, Iowa.;

AND

EXCEPT Parcel "F" located in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 15, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 12.07 acres, as shown in Plat of Survey filed in Book 2017, Page 299 on January 26, 2017, in the Office of the Recorder of Madison County, EXCEPT that part thereof located in the East 20 acres of the Southeast Quarter (SE1/4) of said Section 15, subject to a Boundary Line Agreement filed in Book 045, Page 456 on December 28, 1998, 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.

**This deed is exempt according to Iowa Code 428A.2(21).**

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: 10/24/23

Salow Jared Farms, LLC an Iowa limited liability company

By *Glen Salow*  
Glen Salow, Member Manager

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 10/24/23,  
by Glen Salow, as Member Manager, of Salow Jared Farms, LLC a limited liability company.



*Josie Coates*  
Signature of Notary Public