



Document 2023 3168

Book 2023 Page 3168 Type 03 001 Pages 3
Date 12/26/2023 Time 10:21:27AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$2,159.20
Rev Stamp# 446 DOV# 446
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 1,350,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: James W. Mailander, 694 Main Street, P.O. Box 305, Anita, IA 50020,
Phone: (712) 762-3844

Taxpayer Information: Midwest Rock Products, Inc., 108 SE 6th, Greenfield, Iowa 50849

Return Document To: Mailander Law, PLC, 694 Main Street, P.O. Box 305, Anita, IA 50020

Grantors: William R. Herrick and Shelby S. Herrick

Grantees: Midwest Rock Products, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, William R. Herrick and Shelby S. Herrick, husband and wife, do hereby Convey to Midwest Rock Products, Inc., a Corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See attached legal description

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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: 12-15-23

William R. Herrick
William R. Herrick, Grantor

Shelby S. Herrick
Shelby S. Herrick, Grantor

STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me on December 15, 2023 by William R. Herrick and Shelby S. Herrick, husband and wife.



Jessica Wright
Signature of Notary Public

Herrick to Midwest Rock Products, Inc.

Attached Legal Description:

The South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) **AND** the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), **ALL** in Section Six (6), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Six (6), more particularly described as follows to-wit: Commencing at the Southeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Six (6), running thence North 20 Rods, thence West to the edge of the water in North River at low water mark, thence in a Southerly direction along the East edge of the water in said North River to the half-section line; thence East to the place of beginning.