



Document 2023 3213

Book 2023 Page 3213 Type 03 001 Pages 3

Date 12/29/2023 Time 2:27:39PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$423.20 ANNO

Rev Stamp# 454 DOV# 455 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 265,000

$\frac{1}{1}$

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

218145617

Preparer Information: Fred L. Dorr, 4201 Westown Parkway, Suite 250, West Des Moines, IA 50266, Phone: (515) 283-1801

Taxpayer Information: Denevi Family 2020 Trust dated May 20, 2020, 2176 105th Street, De Soto IA 50069

~~E~~ **Return Document To:** Denevi Family 2020 Trust dated May 20, 2020, 2176 105th Street, De Soto IA 50069

Grantors: Bishop Farms, L.C., an Iowa limited liability company

Grantees: Denevi Family 2020 Trust dated May 20, 2020

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of Ten Dollars and other valuable consideration, **Bishop Farms, L.C.**, a limited liability company organized and existing under the laws of Iowa, does hereby convey to **Denevi Family 2020 Trust dated May 20, 2020**, the following described real estate in Clarke County, Iowa:

Parcel "C" located in the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 49.62 acres, as shown in Plat of Survey filed in Book 2016, Page 3369 on November 9, 2016, 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 grantor hereby covenants with grantee and its 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: December 18, 2023.

BISHOP FARMS, L.C., an Iowa limited liability company

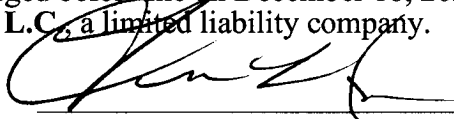
By: David W. Bishop
David W. Bishop, Member/
Co-Manager

By: Jane A. Fogg
Jane A. Fogg, a/k/a Jane B. Fogg,
a/k/a Jane Bishop Fogg, Member/
Co-Manager

Sole Co-Managers

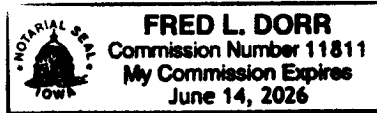
STATE OF IOWA)
) ss.
COUNTY OF POLK)

This record was acknowledged before me on December 18, 2023, by **David W. Bishop**, as Co-Manager of **Bishop Farms, L.C.**, a limited liability company.

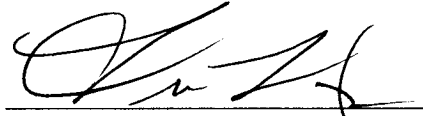


Notary Public in and for the State of Iowa,

STATE OF IOWA)
) ss.
COUNTY OF POLK)



This record was acknowledged before me on December 18, 2023, by **Jane A. Fogg, a/k/a Jane B. Fogg, a/k/a Jane Bishop Fogg**, as Co-Manager, of **Bishop Farms, L.C.**, a limited liability company.



Notary Public in and for the State of Iowa

