

\$3,650,000.00

BK: 2024 PG: 1717
Recorded: 7/18/2024 at 11:19:14.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$112.22
Combined Fee: \$129.22
Revenue Tax: \$5,839.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Robert D. Andeweg, 700 Walnut Street, Suite 1600, Des Moines, IA 50309
Phone: (515) 283-3106

Taxpayer Information: (name and complete address)

Agriland FS, Inc., 421 North 10th St., Winterset, IA 50273

Return Document To: (name and complete address)

Agriland FS, Inc., 421 North 10th St., Winterset, IA 50273

Grantors:

1300 E Buchanan, LLC

Grantees:

Agriland FS, Inc.

Legal Description: See Page 2

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

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, 1300 E Buchanan, LLC, an Iowa limited liability company ("Grantor"), does hereby Convey to Agriland FS, Inc., an Iowa corporation ("Grantee") the following described real estate in Madison County, Iowa:

Lot One (1) of Bellamy Addition to the City of Winterset, Plat No. 3, Madison County, Iowa, AND the East Half (1/2) of Lot Five (5) of Bellamy Addition to the City of Winterset, Plat No. 2, Madison County, Iowa

Subject to and together with all easements, restrictions and covenants of record.

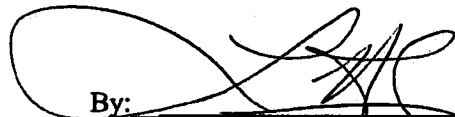
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The execution and delivery of this deed by Grantor is in the ordinary course of business and is authorized and executed by the manager and sole member of Grantee.

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: July 18, 2024


1300 E Buchanan, LLC

By: 
Levi Hancock, Member

Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on July 18, 2024, by Levi Hancock, as Member of 1300 E Buchanan, LLC, an Iowa limited liability company.


JASON L. GILES, Notary Public
My commission expires: 7/13/2025

