



Document 2024 222

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Date 1/31/2024 Time 12:35:28PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$623.20

Rev Stamp# 32 DOV# 33

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 390,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

Taxpayer Information: Taber Farms, LLC, 4715 NE Trilein Dr, Ankeny, IA 50021

Return Document To: Taber Farms, LLC, 4715 NE Trilein Dr, Ankeny, IA 50021

Grantors: Carl Tessmer and Isaac Tessmer

Grantees: Taber Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Ninety Thousand Dollar(s) and other valuable consideration, Carl Gerhardt Tessmer and Sara Tessmer, husband and wife, and Isaac Gerhardt Tessmer and Anna Tessmer, husband and wife, do hereby Convey to Taber Farms, LLC, a limited liability company organized and existing under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

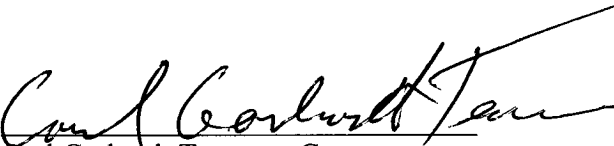
All that part of the North Half (½) of the Southeast Quarter (¼) of Section Three (3) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being North of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, EXCEPT Parcel "B" located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Three (3), containing 16.024 acres, AND EXCEPT Parcel "C" located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Three (3), containing 16.024 acres, both parcels as shown in Plat of Survey filed in Book 2005, Page 5461 on November 10, 2005, in the Office of the Recorder of Madison County, Iowa.

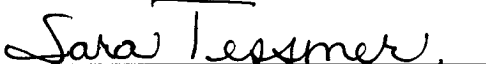


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 1-30-24.


Carl Gerhardt Tessmer, Grantor


Sara Tessmer, Grantor



Isaac Gerhardt Tessmer
Isaac Gerhardt Tessmer, Grantor

Anna Tessmer
Anna Tessmer, Grantor

STATE OF IOWA, COUNTY OF MADISON

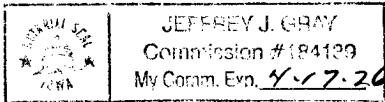
This record was acknowledged before me on January 30, 2024 by Carl Gerhardt Tessmer.



Jeffrey J. Gray
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

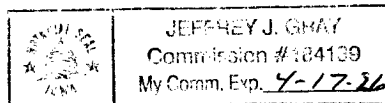
This record was acknowledged before me on January 30, 2024 by Sara Tessmer.



Jeffrey J. Gray
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

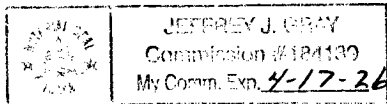
This record was acknowledged before me on January 30, 2024 by Isaac Gerhardt Tessmer.



Jeffrey J. Gray
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 30, 2024 by Anna Tessmer.



Jeffrey J. Gray
Signature of Notary Public