



Document 2024 435

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Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER. COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**  
Recorder's Cover Sheet

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

**Taxpayer Information:**

Berry Swine Farm LLC  
1983 – 305<sup>th</sup> Street  
Winterset, Iowa 50273

**Return Document To:**

Randy Berry  
1983 – 305<sup>th</sup> Street  
Winterset, Iowa 50273

**Grantors:**

Randy A. Berry  
JoAnn K. Berry

**Grantees:**

Berry Swine Farm LLC

**Legal Description:** See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, RANDY A. BERRY and JoANN K. BERRY, husband and wife, do hereby convey to: BERRY SWINE FARM LLC, the following described real estate in Madison County, Iowa:

Parcel "C" being part of Parcel "A" of the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) recorded in Book 3, Page 202, and in part of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) all in Section 15, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey recorded in Book 2024, Page 407, all in the Office of the Recorder of Madison County, Iowa,

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

Grantors and Grantee covenant and agree that Parcel "C" described above, and Parcel "B" located in the (S½ NE¼) of Section 15, Township 74 North, Range 28 West of the 5th P.M. , Madison County, Iowa, as shown in Plat of Survey recorded in Book 2019, Page 2306, in the Office of the Recorder of Madison County, Iowa, shall be permanently tied and not sold or transferred separately therefrom.

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: FEBRUARY 29, 2024.

Randy A. Berry signature and name

JoAnn K. Berry signature and name

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on FEB. 29, 2024 by Randy A. Berry and JoAnn K. Berry.



Notary Public signature