

BK: 2024 PG: 884  
Recorded: 4/26/2024 at 3:33:36.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,599.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Space above for recording data

Prepared By: James G. Rowe, Attorney at Law, 413 Grant Street, Van Meter, Iowa 50261 // (515) 996-4045
Send Tax Stmt. To: JD Ventures II, LLC, Attn: Scott Flood, 1200 Grand Avenue, West Des Moines, IA 50265
Return Document To: JD Ventures II, LLC, Attn: Scott Flood, 1200 Grand Avenue, West Des Moines, IA 50265

**WARRANTY DEED**

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

**AJS Farms, LLC**, a limited liability company organized and existing under the laws of Iowa, for valuable consideration CONVEY(S) to: **JD Ventures II, LLC**, the following described real estate in Madison County, Iowa:

All that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying East of the West line of the former Chicago Rock Island and Pacific Railroad Company Right-of-Way; **EXCEPT** a tract of land located therein, more particularly described as follows, to-wit: Commencing at the center of said Section Sixteen (16), thence Westerly from the center of said Section Sixteen (16) along the East-West Centerline a distance of 480 feet to the West edge of the former Chicago Rock Island and Pacific Railroad Company Right-of-Way, thence Southerly along said Westerly Right-of-Way line 100 Feet, thence Easterly from the previously described line 30 feet to a point in the right of way 45 feet from the centerline of the former track, thence Northerly from the previously described line and parallel to said right-of-way 100 feet, thence Westerly along said East-West centerline of said Section Sixteen (16) 30 feet to the Point of Beginning. Said Parcel contains 3,000 square feet or 0.06 acres more or less.

AND the Grantor(s) do HEREBY COVENANT with the Grantee(s), and 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 WHATSOEVER, except as may be stated above; and it covenants to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever, except as may be stated above.

Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 26 day of April, 2024.

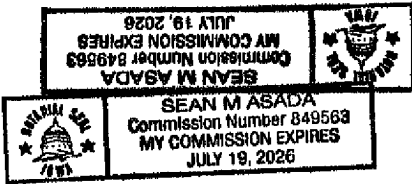
AJS FARMS, LLC,

By: [Signature]

Aaron Sligh, Manager

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on April 26<sup>th</sup>, 2024 by Aaron Sligh as Manager of AJS Farms, LLC.



[ notary stamp ]

Sign name here  
Print name here

[Signature]  
Sean Asada

Notary Public in and for said State and County  
My Commission Expires: