



Document 2025 558

Book 2025 Page 558 Type 03 001 Pages 5

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Lyon Bros. Family Farms, LLC, 1454 Union Lane, Van Meter, IA 50261

Return Document To: Lyon Bros. Family Farms, LLC, 1454 Union Lane, Van Meter, IA 50261

Grantors: Ronald D. Lyon, Vickie Lyon, Terry L. Lyon and Mary J. Lyon

Grantees: Lyon Bros. Family Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ronald D. Lyon and Vickie Lyon, Husband and Wife; and Terry L. Lyon and Mary J. Lyon, Husband and Wife, do hereby Convey to Lyon Bros. Family Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See description attached.

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.

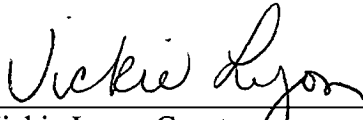
This deed is exempt according to Iowa Code 428A.2(21).

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.

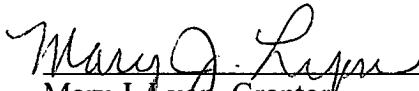
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 3, 2025.


Ronald D. Lyon, Grantor

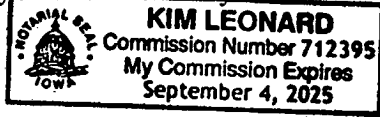

Vickie Lyon, Grantor


Terry L. Lyon, Grantor


Mary J. Lyon, Grantor

STATE OF IOWA, COUNTY OF MADISON

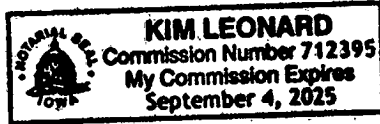
This record was acknowledged before me on March 3, 2025 by
Ronald D. Lyon and Vickie Lyon.



Kim Leonard
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 28, 2025 by
Terry L. Lyon and Mary J. Lyon.



Kim Leonard
Signature of Notary Public

The East three-fourths ($\frac{3}{4}$) of the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1); **AND** the East three-fourths ($\frac{3}{4}$) of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twelve (12); **ALL IN** Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "A" located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1), and in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), containing 6.063 acres, as shown in Amended Plat of Survey filed in Book 2005, Page 3510, on July 26, 2005 in the Office of the Recorder of Madison County, Iowa.

AND

The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); **AND** Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); **AND** the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **EXCEPT** the West 470 feet of the North 470 feet of said Southwest Quarter ($\frac{1}{4}$); **AND EXCEPT** Parcel "A" located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), containing 10.00 acres as shown in Plat of Survey filed in Book 2, Page 531 on January 6, 1995; **AND EXCEPT** Parcel "B" located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), containing 3.00 acres as shown in Plat of Survey filed in Book 2002, Page 1397 on March 26, 2002; **AND EXCEPT** Parcel "C" located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), containing 3.00 acres as shown in Plat of Survey filed in Book 3, Page 595 on June 7, 2000; **AND EXCEPT** Parcel "D" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), containing 3.03 acres as shown in Plat of Survey filed in Book 2002, Page 1398 on March 26, 2002; **AND EXCEPT** Parcel "E" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28), containing 3.00 acres as shown in Plat of Survey filed in Book 2002, Page 1396 on March 26, 2002; **ALL** Plats of Survey as recorded in the Office of the Recorder of Madison County, Iowa.

AND

The North 767.53 feet of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of

Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, including that part of Parcel "A" that lies therein, as shown in Plat of Survey filed in Book 3, Page 339 on October 27, 1998, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "I" that lies therein, as shown in Amended Plat of Survey filed in Book 2015, Page 319 on February 5, 2015, in the Office of the Recorder of Madison County, Iowa.