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CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

*Prepared by and Return to:*

✓Anthony W. Palma, Esquire  
Broad and Cassel  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801  
407-839-4200

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 27th day of June, 2009, by Sarah Otto, a/k/a Sarah L. Otto, a married woman, hereinafter called the "Grantor" to T&S HOLDINGS, LLC, an Iowa limited liability company, whose address is 9161 Bay Point Drive, Orlando, Florida 32819, hereinafter called the "Grantee":

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.]

#### WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, **Grantor's undivided one-third (1/3) interest in all that certain land situate in Madison County, Iowa, to-wit:**

#### SEE EXHIBIT "A" ATTACHED HERETO.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor; and that said land is free of all encumbrances, except:

- 1) Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority;
- 2) Easements, restrictions, and rights-of-way of record, but reference thereto shall not serve to reimpose same.

\*\*Pursuant to Iowa  
Exemption Code 20, consideration is less than \$500.00

Taxpayer name and address:  
T&S Holdings, LLC  
c/o Thomas W. Otto  
9161 Bay Point Drive  
Orlando, FL 32819

FURTHER NOTE that this Deed is being prepared at the Grantor's request without the benefit of a title search or title examination. No title opinion, title insurance, or title assurances have been requested or given in connection with the preparation of this Deed.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*  
Print Name: Jose Rodriguez  
*[Handwritten Signature]*  
Print Name: Claudia Kelly

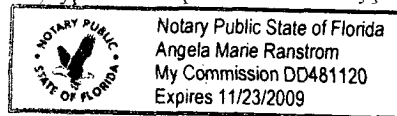
*[Handwritten Signature]* (SEAL)

SARAH OTTO  
9161 Bay Point Drive  
Orlando, Florida 32819

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 2009, by SARAH OTTO, a married woman, the Grantor, who is either personally known to me or produced personally known as identification.

*[Handwritten Signature]*  
NOTARY PUBLIC  
State of Florida  
My Commission expires:  
[Print, type or stamp name of Notary]



**EXHIBIT "A"**

The West Fractional Half (W Fr.  $\frac{1}{2}$ ) of the Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5<sup>th</sup> P.M., excepting the Right-of-Way of the Chicago, Rock Island and Pacific Railroad over and across the same MADISON COUNTY, IOWA; and except all that part of the West Half of the Northwest Quarter ( $W\frac{1}{2}NW\frac{1}{4}$ ) in Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying South of the Chicago, Rock Island and Pacific Railway right of way as now located, containing four (4) acres more or less.

AND

The West fractional Half ( $W\frac{1}{2}$ ) of the Northwest Fractional Quarter ( $NW\frac{1}{4}$ ), the East Half ( $E\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ), and the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) all in Section One (1), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa

AND

The West fractional Half ( $W\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) and the West fractional Half ( $W\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., 174.88 acres, more or less.

The East Half ( $E\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

AND

The Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) and the West Half ( $W\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, consisting of 60 acres more or less