

Document 2008 2165

Book 2008 Page 2165 Type 03 001 Pages 3

Date 7/08/2008 Time 10:06 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$43.20

Rev Stamp# 222 DOV# 218

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Gregory W. Trulson, 917 S 8th Ave., Winterset, IA 50273

Return Document To: (Name and complete address)

~~Gregory W. Trulson, 917 S 8th Ave., Winterset, IA 50273~~

Doug Redenius 6913 Vista Dr. West Des Moines, IA 50266

Grantors:

Doug Redenius Farms, LLC

Grantees:

Gregory W. Trulson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$27,500.00 Dollar(s) and other
valuable consideration, Doug Redenius Farms, LLC
a(n) Limited Liability Company
organized and existing under the laws of Iowa
Gregory W. Trulson
the following described real estate in Madison County, Iowa:
See 1 in Addendum

The grantor hereby covenants with grantees, 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, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: 7-8-08

Doug Redenius Farms, LLC
a(n) Limited Liability Company

By Doug Redenius mgr.
Doug Redenius, Manager

By _____

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 8th day of July 2008
by Doug Redenius
as Manager
of Doug Redenius Farms, LLC



Rhonda L. Ayers
Notary Public

Addendum

1. Parcel "B" in the Northeast Quarter of the Southwest Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Center of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence 89°39'06" West 140.67 feet along the North line of the Northeast Quarter of the Southwest Quarter of said Section 2 to the Point of Beginning; thence South 43°39'49" East 177.32 feet along the Westerly right-of-way line of U.S. Highway No. 169; thence South 00°33'04" East 347.36 feet along said right-of-way line; thence North 89°39'06" West 474.94 feet; thence North 00°33'04" West 474.94 feet to a point on the North line of said Northeast Quarter of the Southwest Quarter, thence South 89°39'06" East 353.74 feet to the Point of Beginning containing 5.000 acres including 0.488 acres of County Road right-of-way. The parcel is subject to an ingress/egress easement as shown on the plat.