



Document 2011 631

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Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$487.20

Rev Stamp# 61 DOV# 68

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$305,000

### Warranty Deed

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

Recorder's Cover Sheet

1

**Preparer Information:** (Name, address and phone number)

Diane M. Davidson

Knapp Properties, Inc.

4949 Westown Parkway - Suite 200

West Des Moines, Iowa 50266, 515-223-4000

**Taxpayer Information:** (Name and complete address)

JSC Properties, Inc.

1011 Locust Street - Suite 309

Des Moines, Iowa 50309-2813

**Return Document To:** (Name and complete address)

JSC Properties, Inc.

1011 Locust Street - Suite 309

Des Moines, Iowa 50309-2813

**Grantors:**

William C. Knapp, L.C.

**Grantees:**

JSC Properties, Inc.

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One and no/100 Dollar(s) and other valuable consideration, William C. Knapp, L.C.

a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to JSC Properties, Inc.

the following described real estate in Madison County, Iowa: **Parcel "A" located in the West Half (1/2) of the Fractional Northwest Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa containing 61.02 acres as shown in Amended Plat of Survey filed in Book 2005, Page 5525 on November 15, 2005, in the Office of the Recorder of Madison County, Iowa.**



No warranties are given hereunder for that portion of the real estate described on Exhibit A.

Subject to easements, covenants and restrictions of record.

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: March 4, 2011

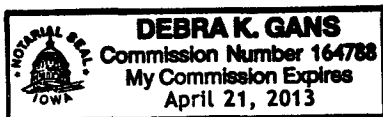
William C. Knapp, L.C.  
a(n) Iowa limited liability company

By Gerard D. Neugent  
Gerard D. Neugent, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on this March 4, 2011  
by Gerard D. Neugent  
as Manager  
of William C. Knapp, L.C.



Debra K. Gans  
Debra K. Gans, Notary Public

# **EXHIBIT A**

E-6562

## **LEGAL DESCRIPTION**

RASMUSSEN FARM  
EAST OF FENCE  
FEBRUARY, 24, 2011

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5<sup>th</sup> P.M., MADISON COUNTY, IOWA WHICH IS ALSO A PART OF PARCEL 'A' RECORDED IN BOOK 2005, PAGE 5525, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL 'A' EXCEPT COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE N88°27'32"E, 63.60 FEET ALONG THE NORTH LINE OF SAID SECTION 7 TO THE NORTHWEST CORNER OF SAID PARCEL 'A' AND THE POINT OF BEGINNING; THENCE CONTINUING N88°27'32"E, 1234.54 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A', AND THE NORTH LINE OF SAID SECTION 7 TO A POINT; THENCE S01°32'20"E, 2086.03 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A'; THENCE S88°35'14"W, 1251.26 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE N00°02'01"E, 767.65 FEET ALONG THE WEST LINE OF SAID PARCEL 'A' TO A POINT; THENCE N01°43'41"W, 1315.86 FEET ALONG THE WEST LINE OF SAID PARCEL 'A' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.892 ACRES MORE OR LESS.