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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

James L. Goodman

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: James L. Goodman, PO Box 618, Marshalltown, IA 50158, (641) 752-4271

Preparer: James L. Goodman, PO Box 618, Marshalltown, IA 50158, (641) 752-4271

Taxpayer: CLC Farms, LLC, 11683 NW Beaver Drive, Granger, IA 50109



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,  
Jack A. Cavanah & Marjorie S. Cavanah, husband and wife

do hereby  
Convey to CLC Farms, LLC, an Iowa limited liability company

the  
following described real estate in Madison County, Iowa:  
See 1 in Addendum

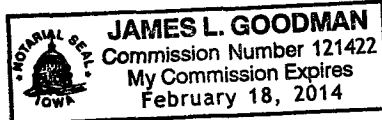
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: January 12, 2012

Jack A. Cavanah  
Jack A. Cavanah (Grantor)

Marjorie S. Cavanah  
Marjorie S. Cavanah (Grantor)

STATE OF IOWA, COUNTY OF MARSHALL  
This instrument was acknowledged before me on January 12, 2012, by Jack A. Cavanah and Marjorie S. Cavanah



[Signature], Notary Public

(This form of acknowledgment for individual grantor(s) only)

## Addendum 1/2

1. The West Half of the Southeast Quarter and the West 2.56 acres of the Southeast Quarter of the Southeast Quarter of Section 28 EXCEPT Parcel "A" located in the South Half of the Southeast Quarter of Section 28, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey filed in Book 3, Page 354, on December 1, 1998, in the Office of the Recorder of Madison County, Iowa AND the East Half of the Southwest Quarter of Section 28 and the Northeast Quarter of the Northwest Quarter of Section 33 and a tract of land described as follows, to wit: Commencing 10.8 rods West of the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 33, thence West to the Northwest corner of said 40 acre tract, thence South 6.6 rods, thence East parallel with the North line of said 40 acre tract to a point 6.6 rods South of the place of beginning, thence North to the place of beginning, except the following described tract: Commencing at a point 6.6 rods South of the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 33, thence North to the North Branch of North River in said Section 28, thence following said stream in a Southeasterly direction to a point 284 feet East of the Northwest corner of the East Half of the Northwest Quarter of said Section 33, thence following said stream in a Southerly direction to a point 356 feet East of the Northwest corner of said Southeast Quarter of the Northwest Quarter, thence following said stream in a Southerly direction to a point 6.6 rods South of the North line of said last described 40 acre tract, thence West to the point of beginning, estimated to contain 9.2 acres, more or less; and a tract described as follows, to wit: Commencing at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 33, running thence West 10.8 rods, thence South 10.6 rods to North Branch, thence in a Northeasterly direction with the meanderings of said creek to a point 12 rods East of the place of beginning, thence West to the place of beginning; and the Northwest Quarter of the Northeast Quarter of Section 33, except that part thereof lying South and East of the center of the public highway as the same extends across said 40 acre tract; and all that part of the Northeast Quarter of the Northeast Quarter of Section 33 lying and being North and West of the present public highway as the same now runs through said 40 acre tract; all in Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, AND  
The Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 4; the North Half of the Northeast Quarter, the East Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 9, all in Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa EXCEPT beginning at a point 13 feet West of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 4, thence East 190 feet, thence South, 11°59' West, 734.5 feet, thence North 78°01' West, 405 feet, thence Northeasterly along the centerline of the present road to the point of beginning, and containing 5 acres, more or less, the North line of the Southeast Quarter of the Southwest Quarter of said Section 4 being assumed to bear due East and West, AND EXCEPT that part of the Southeast Quarter of the Southwest Quarter and that part of the Northwest Quarter of the Southeast Quarter of said Section 4, and that part of the Northeast Quarter of the Northwest Quarter of said Section 9, all of which lies West of the County road, containing 40.20 acres, more or less, AND EXCEPT a parcel of land located in the

## Addendum 2/2

Northwest Quarter of the Southeast Quarter of Section 4, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence along the North line of said Southeast Quarter South 86°48'53" West 138.46 feet to the point of beginning; thence South 35°19'22" West 434.19 feet; thence South 36°38'31" West 536.25 feet; thence North 76 ° 46' 06" West 508.75 feet to the centerline of a county road; thence along said centerline North 01°38'49" East 421.90 feet to the beginning of a curve concave Southeasterly; thence Northeasterly 304.17 feet along said curve, having a radius of 204.64 feet, a central angle of 85°10'04" and a chord bearing North 44°13'41" East 276.93 feet; thence continuing along said centerline North 86°48'53" East 862.37 feet to the point of beginning, containing 12.444 acres, including 1.434 acres of county road right-of-way; AND EXCEPT a 20 foot wide water line and well easement located in the Northwest Quarter of the Southeast Quarter of Section 4, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, the centerline of which is more particularly described as follows: Commencing at the Southeast corner of the above described 12.444 acre parcel of land; thence along the Southerly line of said parcel North 76°46'06" West 90.00 feet to the point of beginning of said centerline of a 20 foot wide easement; thence South 32°19'37" West 669.56 feet to the termination of said centerline of easement.

Exempt from revenue tax pursuant to Section 428A.2(15) of the Code of Iowa