



Document 2012 626

Book 2012 Page 626 Type 03 001 Pages 3

Date 3/02/2012 Time 11:32 AM

Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$1,839.20

Rev Stamp# 51 DOV# 53

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$ 1,150,000.00

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)

Eric F. Turner, AT0008054, 1200 Grand Avenue, West Des Moines, IA 50265, Phone: (515) 245-9509

Taxpayer Information: (Name and complete address)

Kent Kiburz, 2303 West Summit Street, Winterset, IA 50273

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

Eric F. Turner, 1200 Grand Avenue, West Des Moines, IA 50265

Grantors:

Cownie Family Farms, L.L.C.

Grantees:

Kent Kiburz

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other
valuable consideration, Cownie Family Farms, L.L.C.

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Kent Kiburz

the following described real estate in Madison County, Iowa:
an undivided one-half interest in the real estate described on Exhibit "A" attached hereto.

Subject to and together with any and all easements, covenants and restrictions of record.

The Grantor is an Iowa Limited Liability Company that is manager-managed. This conveyance is in the ordinary course of the Grantor's business or affairs, and Paul D. Hayes as the manager is authorized to act on behalf of the Grantor.

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: 2/29/12

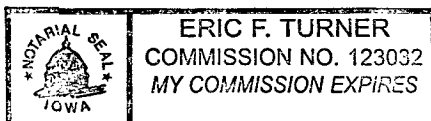
Cownie Family Farms, L.L.C.
a(n) limited liability company

By [Signature]
Paul D. Hayes, Manager

By _____

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on this February 29, 2012
by Paul D. Hayes
as Manager
of Cownie Family Farms, L.L.C.



[Signature]
Eric F. Turner, Notary Public

EXHIBIT "A"

A tract of land commencing at the Southeast corner of the Southwest Quarter (1/4) of Section Twenty (20), thence North 941 feet, thence South 87°45' West 899 feet, thence South 57°26' West 492.5 feet, thence South 18°57' West 312.35 feet, thence South 28°45' West to the South line of said Section Twenty (20), thence East on said section line 1,555 feet to the point of beginning; and the East One-fourth (1/4) of Section Thirty (30); and the West Half (1/2) of Section Twenty-nine (29); ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, subject to and/or except public highways as applicable, and except the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-six North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

And

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven West of the 5th P.M., Madison County, Iowa.