



Document 2012 856

Book 2012 Page 856 Type 03 001 Pages 2
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ANNO ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

\$100,000

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,
Telephone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Cownie Family Farms, L.L.C., c/o Paul D. Hayes, 1011 Locust Street, Suite 309, Des
Moines, IA 50309-2814

Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Dale L. Hartman
Alice Katherine Hartman

Grantees:

Cownie Family Farms, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



SPECIAL WARRANTY DEED

For the consideration of One Hundred Thousand and no/100ths (\$100,000.00)-----

Dollar(s) and other valuable consideration,
Dale L. Hartman and Alice Katherine Hartman, Husband and Wife,

do hereby Convey to
Cownie Family Farms, L.L.C.

the following described real estate in Madison County, Iowa:
The East Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12),
in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County,
Iowa.

This Deed is in fulfillment of that Real Estate Contract dated August 1, 2011 filed for record in the
Madison County Recorder's Office on January 11, 2012 in Book 2012 at Page 82.

This Deed warrants title through the date of that Real Estate Contract referenced above.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real
estate against the lawful claims of all persons claiming by, through or under them, 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.

STATE OF IOWA
COUNTY OF MADISON

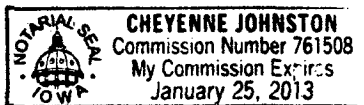
Dated: March 26, 2012

This instrument was acknowledged before
me on March 26, 2012 by
Dale L. Hartman and Alice Katherine Hartman

Dale L. Hartman
Dale L. Hartman (Grantor)

Alice Katherine Hartman
Alice Katherine Hartman (Grantor)

Cheyenne Johnston
Notary Public



(Grantor)

(Grantor)

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