



Document 2012 3181

Book 2012 Page 3181 Type 03 001 Pages 2  
Date 10/22/2012 Time 3:58 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$184.00  
Rev Stamp# 327 DOV# 345

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$115,240.00

### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form #101

Recorder's Cover Sheet

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

Bryan S. Witherwax, 5525 Mills Civic Parkway, West Des Moines, IA 50266, Phone:  
(515) 224-5377

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

Knob Farms, LC  
322 W. Court  
Winterset, IA. 50273

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

Bryan S. Witherwax, 5525 Mills Civic Parkway, West Des Moines, IA 50266, Phone:  
(515) 224-5377

#### Grantors:

Elizabeth Reels  
Jason Reels

#### Grantees:

Knob Farms, LC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



### WARRANTY DEED



For the consideration of one Dollar(s) and other valuable consideration,  
Jason Reels and Elizabeth Reels, husband and wife

do hereby Convey to  
Knob Farms, LC, an Iowa Limited Liability Company

the  
following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, more particularly described as follows, to-wit: Commencing at the Northeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-one (21), and running thence West 40 rods, thence South 20 rods, thence West 12 4/5 rods, thence Southwest along Middle River 67 rods and 5 links to the South line of said 40-acre tract, thence East on said line to the Southeast corner of said 40-acre tract, thence North on the East line thereof to the place of beginning.

Revenue Stamp \$184.00.

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: Oct. 19, 2012

[Signature]  
Jason Reels (Grantor)

[Signature]  
Elizabeth Reels (Grantor)

[Signature]  
(Grantor)

[Signature]  
(Grantor)

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on \_\_\_\_\_, by Jason Reels  
and Elizabeth Reels

[Signature], Notary Public

