



Document 2012 3954

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Robert A. VanOrsdel (515) 283-3140
700 Walnut Street, Suite 1600
Des Moines, Iowa 50309

Taxpayer Information: (Name and complete address)

Sullivan Family Farm, LLC
4200 Amick Avenue
Des Moines, Iowa 50310

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

Robert A. VanOrsdel (515) 283-3140
700 Walnut Street, Suite 1600
Des Moines, Iowa 50309

Grantors:

Terrance George Sullivan (aka Clancy G. Sullivan)
Patricia Marie Sullivan (aka Patricia M. Sullivan)

Grantees:

Sullivan Family Farm, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (1) Dollar(s) and other valuable consideration,
Terrance George Sullivan (aka Clancy G. Sullivan) and Patricia Marie Sullivan (aka Patricia M. Sullivan)
Sullivan Family Farm, LLC do hereby Convey to

_____ the following described real estate in Madison County, Iowa:

The South 10 acres of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and the North 10 acres of the Southeast Quarter of the Southeast Quarter all in Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND

The Southwest Quarter of the Southeast Quarter and the South three-quarters of the Southeast Quarter of the Southeast Quarter in Section 36, Township 75 North, Range 27 West of the 5th P.M., except right-of-way to Chicago, St. Paul & Kansas City Railway Company; and an undivided one-half interest in and to the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 36, Township 75 North, Range 27 West of the 5th P.M.

Consideration Less Than \$500.00 - No Revenue Stamps Required

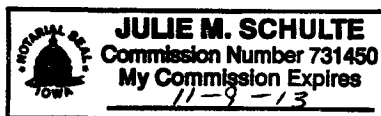
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: December 24, 2012

Terrance George Sullivan
Terrance George Sullivan (Grantor)
(aka Clancy G. Sullivan)
Clancy G. Sullivan
(Grantor)

Patricia Marie Sullivan
Patricia Marie Sullivan (Grantor)
(aka Patricia M. Sullivan)
Patricia M. Sullivan
(Grantor)

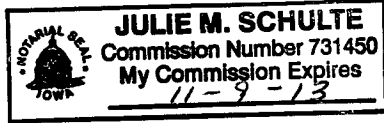
STATE OF IOWA, COUNTY OF POLK
This instrument was acknowledged before me on 12 - 24, 2012, by Terrance George Sullivan (aka Clancy G. Sullivan)



Julie M. Schulte
, Notary Public

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on 12-24, 2012, by Patricia Marie Sullivan (aka Patricia M. Sullivan)



Julie M Schulte, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

_____, Notary Public