



Document 2013 704

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jeffrey A. Kelso, 2824 104th St., Urbandale, IA 50322, Phone: (515) 278-4200

Taxpayer Information: (name and complete address)

Land Concepts, LLC, PO Box 183, Norwalk, IA 50211

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

Jeffrey A. Kelso, 2824 104th St., Urbandale, IA 50322, Phone: (515) 278-4200

Grantors:

Richard Schamerhorn

Grantees:

Land Concepts, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of one (\$1.00) Dollar(s) and other valuable consideration, Richard Schamerhorn, unmarried person does hereby Convey to Land Concepts, LLC, an Iowa Limited Liability Company the following described real estate in Madison County, Iowa:

Parcel "J" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, as shown in Plat of Survey filed in Book 2006, Page 3079 on July 27, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "K" located therein, containing 3.02 acres, as shown in Amended Plat of Survey filed in Book 2012, Page 1106 on April 19, 2012, in the Office of the Recorder of Madison County, Iowa. as amended by Amended Plat of Survey filed February 1, 2013 in Book 2013, Page 376 in the Office of the Recorder of Madison County, Iowa.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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 grantor Covenants 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.

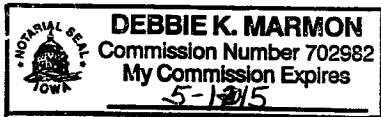
Dated: 12-24-2012

Richard Schamerhorn
Richard Schamerhorn (Grantor)

STATE OF **IOWA**, COUNTY OF Madison

This instrument was acknowledged before me on 12-24-2012, by Richard Schamerhorn, unmarried person.

Debbie K. Marmion
, Notary Public



NOTE: This Deed is given in satisfaction of a certain real estate Contract dated December 28, 2012 and recorded in Book 2013 at Page 2.