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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

48288 Reg LSB

\$87,000

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, Winterset, Iowa 50273-0067
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Andrew Iversen, 6625 Washington Avenue, Windsor Heights, Iowa 50322

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, Winterset, Iowa 50273-0067

Grantors:

Madison Farms, Inc.

Grantees:

Andrew Iversen

Legal description: See Page 2

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



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of \$87,000.00
Dollar(s) and other valuable consideration,
Madison Farms, Inc.
a corporation organized and existing under the laws of
State of Iowa
does hereby Convey to
Andrew Iversen

the following described real estate in MADISON County, Iowa:
The Southwest Quarter (1/4) of the Southeast Quarter (1/4), EXCEPT the West 984.02 feet thereof; AND
the West Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section
Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa.

The Corporation 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.

Madison Farms, Inc.

Dated: September 11, 2013

By Gene C. Lange, President
Gene C. Lange, President Title

By _____
Title

STATE OF VIRGINIA, COUNTY OF FAIRFAX

This instrument was acknowledged before me on September 11, 2013,
by Gene C. Lange
as President
of Madison Farms, Inc.



Edwin A. Williams
Commonwealth of Virginia
Notary Public
Commission No. 7517158
My Commission Expires 3/31/2016

[Signature], Notary Public