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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Clifford S. Swartz, 6701 Westown Parkway, Ste. 100, West Des Moines, IA 50266, (515) 274-1450

Taxpayer Information: (Name and complete address)

AgriVision Group Properties, LLC
58668 190th Street
Pacific Junction, IA 51561

Return Document To: (Name and complete address)

Clifford S. Swartz, 6701 Westown Parkway, Ste. 100, West Des Moines, IA 50266, (515) 274-1450

Grantors:

Barker Implement and Motor Company, Inc.

Grantees:

AgriVision Group Properties, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Barker Implement and Motor Company, Inc.

a(n) corporation organized and existing under the laws of Iowa does hereby Convey to AgriVision Group Properties, LLC

the following described real estate in Madison County, Iowa: The North 314 feet of the East 500 feet of the South 1915.4 feet of the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; EXCEPT that part thereof condemned for highway purposes as shown in proceedings filed in Deed Record 70, Page 381 on August 24, 1933, in the Office of the Recorder of Madison County, Iowa; AND Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25) City of Winterset, containing 0.60 acres, as shown in Plat of Survey filed in Book 2, Page 333, on December 19, 1997 in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(14) Corporate Consolidation.

The grantor 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.

Effective date:
Dated: January 1, 2014

Barker Implement and Motor Company, Inc.
a(n) corporation

By Todd Barker
Todd Barker, President

By _____

STATE OF IOWA, COUNTY OF Dallas
This record was acknowledged before me on this 31st day of December, 2013,
by Todd Barker
as President
of Barker Implement and Motor Company, Inc.

Karen Rae Strempeke
Signature of Notary Public

