



Document 2014 251

Book 2014 Page 251 Type 03 001 Pages 5

Date 2/03/2014 Time 10:41 AM

Rec Amt \$27.00 Aud Amt \$20.00

Rev Transfer Tax \$988.00

Rev Stamp# 39 DOV# 41

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



*\$617,950.00*

### 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)

Adam C. Van Dike, BrownWinick, 666 Grand Ave., Ste. 2000, Des Moines, IA, 50309; (515)242-2400

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

Harley Joe Johnson, II, 615 N. Chestnut, Creston, IA, 50801

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

Adam C. Van Dike, BrownWinick, 666 Grand Ave., Ste. 2000, Des Moines, IA, 50309

**Grantors:**

Hickory Hill Hereford Farm, LLC

**Grantees:**

Harley Joe Johnson, II

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar(s) and other  
valuable consideration, Hickory Hill Hereford Farm, LLC

a(n) limited liability company organized and existing under  
the laws of Iowa does hereby Convey to Harley Joe Johnson, II

the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

The grantor is a manager-managed limited liability company under the laws of the State of Iowa, and the undersigned sole manager has authority under the grantor's operating agreement to execute and deliver this instrument transferring the real estate. This conveyance is in the ordinary course of business for the grantor.

Note: This Deed is executed and delivered to Harley Joe Johnson, II in exchange for the replacement property described on Exhibit "B" attached hereto pursuant to a Section 1031 like-kind exchange.

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.

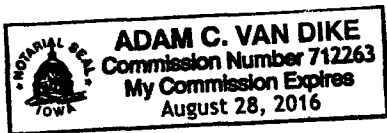
Dated: 1/31/14

Hickory Hill Hereford Farm, LLC  
a(n) Iowa limited liability company

By [Signature]  
Douglas E. Gross, Manager

By \_\_\_\_\_  
\_\_\_\_\_

STATE OF IOWA, COUNTY OF POLK  
This record was acknowledged before me on this \_\_\_\_\_ day of January, 2014,  
by Douglas E. Gross  
as Manager  
of Hickory Hill Hereford Farm, LLC



[Signature]  
Signature of Notary Public

## EXHIBIT "A"

The Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); the North 30 acres of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), EXCEPT that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) lying North of the river, containing three (3) acres, more or less; the South 25 acres of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ); All that part of the North 15 acres of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) lying and being South and East of Clanton Creek; AND a tract of land located in the Southwest Quarter of the Southwest Quarter of Section 1, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section 1, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 89°45'16" East, 220.00 feet along the South line of said Section 1 to the centerline of Clanton Creek and being the Point of Beginning. Thence continuing along said South Section line, North 89°45'16" East, 715.88 feet to a point on the West line of Parcel "A"; thence following along the West line of Parcel "A", North 01°07'24" West, 77.03 feet; thence continuing along said West line, North 24°01'03" East, 36.66 feet; thence North 05°59'53" West, 284.36 feet; thence North 09°15'16" West, 81.36 feet to the intersection of the West line of Parcel "A" and the centerline of Clanton Creek; thence following the meanderings of the centerline of Clanton Creek in a Northwesterly and a Southerly Direction to the Point of Beginning; AND all that part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) lying Southeast of Clanton Creek and containing 12 1/2 acres, more or less; AND a tract of land located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), more particularly described as follows, to-wit: Beginning at the Center of said Section One (1), thence North 89°33'09" East, 1042.54 feet along the South line of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section One (1) to the centerline of Clanton Creek; thence along said centerline of Clanton Creek, North 33°54'47" West, 177.09 feet; thence North 20°23'59" West, 271.62 feet; thence North 58°33'02" West, 105.74 feet; thence North 02°09'58" West, 161.81 feet; thence North 13°26'26" West, 200.83 feet; thence North 28°36'11" East, 216.73 feet; thence North 18°23'20" East, 211.74 feet; thence North 45°03'42" West, 142.86 feet; thence South 83°29'48" West, 59.12 feet; thence South 70°10'38" West, 80.60 feet; thence South 48°37'57" West, 108.72 feet; thence South 34°50'51" West, 284.05 feet; thence North 87°23'43" West, 41.15 feet; thence South 46°33'27" West, 114.30 feet; thence South 63°38'46" West, 62.67 feet; thence South 17°18'57" West, 82.72 feet; thence South 01°05'58" West, 125.54 feet; thence South 10°32'06" West, 55.77 feet; thence South 34°24'56" West, 85.62 feet; thence South 05°56'28" West, 75.48 feet; thence South 46°39'18" East, 67.17 feet; thence North 86°14'35" East, 158.82 feet; thence North 57°00'39" East, 101.21 feet; thence South 67°46'17" East, 85.74 feet; thence South 35°40'32" East, 98.97 feet; thence South 09°25'50" West, 79.49 feet; thence South 07°20'11" East, 205.03 feet; thence South 05°58'39" West, 68.66 feet; thence South 29°31'55" West, 20.32 feet to the South line of said Northeast Quarter ( $\frac{1}{4}$ ) of Section One (1); thence North 89°33'09" East, 493.91 feet along the South line of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section One (1) to the point of beginning;

**ALL in Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;**

All that part of the East 26 acres of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which lies North of the public highway running across said 40-acre tract; AND the East 25 acres of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twelve (12); AND a tract of land located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twelve (12) and in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 220 feet East of the Northwest corner of said Section Twelve (12), thence East on the Section line 242 feet, thence South to the center line of the present public highway, thence West along the center line of said highway to Clanton Creek, being a point 180 feet West of the East line of Section Eleven (11), thence following the meanderings of said Clanton Creek to the point of beginning; **EXCEPT** Parcel "A" located in the Southwest Quarter ( $\frac{1}{4}$ ) of said Section One (1) and in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twelve (12), containing 16.646 acres, as shown in Plat of Survey filed in Book 2, Page 434 on December 29, 1993, in the Office of the Recorder of Madison County, Iowa;

**EXHIBIT "B"**  
**Replacement Property**

Parcel "B" located in the East Half (E ½) of the Southwest Quarter (SW ¼) and the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 113.50 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 2219 on July 29, 2013, in the Office of the Recorder of Madison County, Iowa.