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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information:

Ned P. Miller, Beatty & Miller, P.C., 2700 Westown Pkwy., Ste. 310, West Des Moines, IA 50266

Taxpayer Information:

Debra V. Willis, 2495 Willow Bend Trail, Saint Charles, Iowa 50240

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Return Document To:

Ned P. Miller, Beatty & Miller, P.C., 2700 Westown Pkwy., Ste. 310, West Des Moines, IA 50266

Grantors:

TNW Sporthorses LLC

Grantees:

Debra V. Willis

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Ned P. Miller

SPECIAL WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, TNW Sporthorses, LLC, a Limited Liability Company, organized and existing under the laws of the State of Iowa, does hereby Convey to Debra V. Willis, a single person, the following described real estate in Madison County, Iowa:

Parcel "E" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.05 acres, more or less, as shown in Plat of Survey filed in Book 2006, Page 253 on January 18, 2006, in the Office of the Recorder of Madison County, Iowa. Subject to all Covenants, Restrictions and Easements of Record.

The Limited Liability Company further warrants that it is Member-managed.

This deed is signed by a majority of the Members. The undersigned have the authority to sign on behalf of the Limited Liability Company.

The conveyance is made in the ordinary course of business of the Limited Liability Company. No Revenue transfer tax required; Consideration is less than \$500.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: April 5, 2014

TNW SPORTHORSES, LLC

By: Tori N. Willis
Tori N. Willis, Member

By: Debra V. Willis
Debra V. Willis, Member

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me this 5th day of April, 2014, by Tori N. Willis and Debra V. Willis, as Members of the TNW Sporthorses, LLC.

Ned P. Miller
Signature of Notary Public

