



Document 2014 997

Book 2014 Page 997 Type 03 001 Pages 2  
Date 4/28/2014 Time 2:45 PM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$388.00  
Rev Stamp# 136 DOV# 141

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 243,000.00

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4612

Return to:

Clanton Creek Farms, L.L.C., Clanton Creek Farms, L.L.C., c/o Wetsch, Abbott & Osborn, P.L.C.,  
974 73rd Street #20, Windsor Heights, IA 50324

Mail tax statements to:

Clanton Creek Farms, L.L.C., Clanton Creek Farms, L.L.C., c/o Wetsch, Abbott & Osborn, P.L.C.,  
974 73rd Street #20, Windsor Heights, IA 50324

Order No.: MES-51742/KH

## WARRANTY DEED

Legal: **The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), EXCEPT Parcel "B" located therein, containing 16.04 acres, as shown in Plat of Survey filed in Book 2010, Page 2706 on October 29, 2010 in the Office of the Recorder of Madison County, Iowa; AND the Northeast Quarter (1/4) of the Northeast (1/4) of Section Twenty-nine (29); ALL in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Willie L. Sinnwell, a single person**, does hereby convey unto **Clanton Creek Farms, L.L.C., a limited liability company**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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.

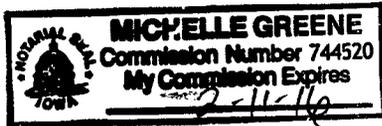
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
Willie L. Sinnwell

STATE OF Iowa  
COUNTY OF Madison

)  
) SS:

This instrument was acknowledged before me on April 23 20 14 by Willie L. Sinnwell, a single person.



  
Notary Public in and for said State