



Document 2014 2059

Book 2014 Page 2059 Type 03 001 Pages 2  
Date 8/19/2014 Time 8:15 AM  
Rec Amt \$12.00 Aud Amt \$5.00

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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)**

Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, (515) 462-3731

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

Donegal Highlands Homeowners' Association, Inc.  
c/o Matt Guerttman  
690 SE Pleasant View Drive  
Waukee, IA 50263

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

c/o Jerrold B. Oliver  
Post Office Box 230  
Winterset, IA 50273

**Grantors:**

Mulvihill Family Farms, LLC

**Grantees:**

Donegal Highlands Homeowners'  
Association, Inc.

**Legal description: See Page 2**

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



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$1 \_\_\_\_\_ Dollar(s) and other  
valuable consideration, Mulvihill Family Farms, LLC

a(n) limited liability company organized and existing under  
the laws of Iowa does hereby Convey to Donegal Highlands  
Homeowners' Association, Inc.

the following described real estate in Madison County, Iowa:  
Outlot X of Donegal Highlands, a subdivision of the South Half (1/2) of the Northeast Quarter (1/4) of  
Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th  
P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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 sin-  
gular or plural number, according to the context.

Dated: AUGUST 11, 2014

Mulvihill Family Farms, LLC  
a(n) limited liability company

By *Daniel Mulvihill*  
Daniel Mulvihill, Member-Manager

By \_\_\_\_\_

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO  
This record was acknowledged before me on this 11 day of August, 2014.  
by Daniel Mulvihill  
as Member-Manager  
of Mulvihill Family Farms, LLC



*[Signature]*  
Signature of Notary Public