

Document 2014 2601

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK



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) Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

Heidi J. Lucking-Katzenbach, 5691 Vista Drive, West Des Moines, IA 50266

Return Document To: (Name and complete address) Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

Mulvihill Family Farms, LLC

Grantees:

Heidi J. Lucking-Katzenbach

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed (Corporate/Business Entity Grantor)

a(n) Limited Liability Company does hereby Convey to Heidi J. Lucking-Katzenbach the following described real estate in MADISON County, lowa: Lot Five (5) of Donegal Highlands, a Subdivision of the South Half (8 1/2) of the Northeast Quarter (NE 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. 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: Mulvihill Family Farms, LLC, a/k/a Mulvhill Family Farms, LLC, a/k/a Mulvhill Family Farms, LLC a(n) Limited Liability Company By Manuful Mulvihill Member-Manager By STATE OF CALIFORNIA COUNTY OF Sander (aday of California) and context (aday of Californ	For the consideration ofvaluable consideration, Mulvihill Fami		
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: Mulvihill Family Farms, LLC, a/k/a Mulvhill Family Farms, LLC, a/k/a Mulvhill. Member-Manager By STATE OF CALIFORNIA COUNTY OF This record was acknowledged before me on this ST day of Signature of NotaryPublic Signature of NotaryPublic Signature of NotaryPublic	a(n) Limited Liability Company		organized and existing under
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: Mulvihill Family Farms, LLC, a/k/a Mulvhill Family Farms, LLC, a/k/a Mulvhill Family Farms, LLC a(n) Limited Liability Company By Mulvihill Member-Manager By Daniel F. Mulvihill STATE OF CALIFORNIA COUNTY OF DAN DESCRIPTION And STATE OF CALIFORNIA This record was acknowledged before me on this County day of California acknowledged before me on this County Public Signature of Notary Public	Lot Five (5) of Donegal Highlands, a S (NE 1/4) of Section Thirty-two (32), To	Subdivision of the South ownship Seventy-seven	Half (S 1/2) of the Northeast Quarter
STATE OFCALIFORNIA, COUNTY OFSTATE OFCALIFORNIA, COUNTY OF _	estate by title in fee simple; that it has gethe real estate is free and clear of all lie covenants to Warrant and Defend the remay be above stated. Words and phrases herein, including gular or plural number, according to the	good and lawful authority ens and encumbrances, or eal estate against the law uding acknowledgment he context. Mulvihill Family Farms, LLC a(n) Limited Lia By	to sell and convey the real estate; that except as may be above stated; and it wful claims of all persons, except as hereof, shall be construed as in the singrams, LLC, a/k/a Mulvhill Family bility Company
Commission # 1939271 Notary Public - California	This record was acknowledged by Daniel F. Mulvihill as Member-Manager of Mulvihill Family Farms, LLC, a/k/a DOUGLAS RANDALL SCHWAF Commission # 1939271	UNTY OF SAN DIES before me on this 97 Mulvhill Family Farms	LLC LLC