



Document 2015 2470

Book 2015 Page 2470 Type 03 001 Pages 3

Date 8/27/2015 Time 8:57:49AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

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, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

James W. Mease, P.O. Box 29, Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver, POB 230, Winterset, IA 50273

Grantors:

Middle River Ranch, LLC

Grantees:

James W. Mease, Thomas L. Quinlin and
Phillip J. Clifton

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----0--- Dollar(s) and other
valuable consideration, MIDDLE RIVER RANCH, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to James W. Mease,
Thomas L. Quinlin and Phillip J. Clifton
the following described real estate in MADISON County, Iowa:
See Attached Legal Description

This deed is exempt according to Iowa Code 428A.2(13).

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: Aug 24, 2015

MIDDLE RIVER RANCH, LLC
a(n) limited liability company

By James W. Mease
James W. Mease, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on this 24 day of August, 2015
by James W. Mease
as Manager
of MIDDLE RIVER RANCH, LLC

Jerrold B. Oliver
Signature of Notary Public

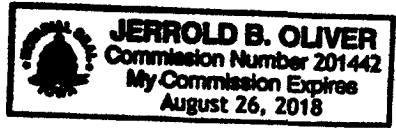


Exhibit "B"
Johnson Description

The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) except three (3) acres in the Northwest corner thereof lying North of Middle River; **AND** all that part of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) lying and being West and North of Middle River and containing 30 acres, more or less; **ALL** in Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; **AND** Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in Lots One (1), Two (2), and Three (3) of the Subdivision of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 15.04 acres, as shown in Plat of Survey filed in Book 2004, Page 2246 on May 17, 2004, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "B" located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 9.75 acres, as shown in Plat of Survey filed in Book 2010, Page 1563 on July 8, 2010, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** Parcel "D" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 34.36 acres, as shown in Plat of Survey filed in Book 2015, Page 1577 on June 8, 2015, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "E" located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 49.69 acres, as shown in Plat of Survey filed in Book 2015, Page 1577 on June 8, 2015, in the Office of the Recorder of Madison County, Iowa.