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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO ✓

SCAN

CHEK

### WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

\$171,880

**Preparer Information:** (name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, 10605 Justin Dr., Urbandale, IA 50322,

Phone: (515) 222-1700

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

Cunningham Ranch Incorporated, ~~1434~~ Union Lane, Van Meter, IA 50261

1454

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

~~Christopher J. Langpaul, Hubbard Law Firm, 10605 Justin Dr., Urbandale, IA 50322~~

✓ *Cunningham Ranch Inc. 1454 Union Lane, Van Meter, IA 50261*

**Grantors:** *T.L.*

F & S Associates, Inc.

**Grantees:**

Cunningham Ranch Incorporated

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2012 Page 3584

# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of ONE Dollar and other valuable consideration, **F & S Associates, Inc.**, a corporation organized and existing under the laws of Iowa does hereby Convey to **Cunningham Ranch Incorporated**, an Iowa corporation, the following described real estate in **MADISON** County, Iowa:

SEE EXHIBIT "A"

**This Deed is a Deed in Fulfillment given in full satisfaction of the Contract filed November 29, 2012 in Book 2012, Page 3584 of the Madison County Recorder.**

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: September 28, 2015

F & S ASSOCIATES, INC.

  
\_\_\_\_\_  
By: R. Steven Gillotti  
As: President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 28<sup>th</sup> day of September, 2015, by R. Steven Gillotti as President of F & S Associates, Inc.




  
\_\_\_\_\_  
Signature of Notary Public

EXHIBIT "A"

Legal Description

The Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4 and a part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) all in Section 1, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at an iron pin at the Southeast corner of said NE 1/4 SE 1/4; thence N89°55'55" W a distance of 1296.23' to an iron pin; thence N00°37'59" E a distance of 1323.69' to an iron pin; thence N00°13'25" E a distance of 93.85 to a 60d zinc nail set in top of post; thence N87°07'35" E a distance of 1288.50'; thence S00°46'00" W a distance of 147.94' to an iron pin; thence S00°09'24" W a distance of 1335.68' to an iron pin; to the point of beginning. Containing 42.97 acres including 0.60 acres of county road right of way easement