



BK: 2015 PG: 3805
Recorded: 12/23/2015 at 2:42:19.0 PM
Fee Amount: \$17.00
Revenue Tax: \$1,356.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Michael S. Vervaecke, Heiny, McManigal, Duffy, Stambaugh & Anderson, P.L.C., 11 Fourth Street NE,
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Send Tax Statements to: Aaron Mathes, 3388 140th Street, Murray, IA 50174
Return Document to: Marion James, James Law Office, 205½ North Elm Street, Creston, IA 50801

WARRANTY DEED - CORPORATE GRANTOR

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Fain Farms, Inc., a corporation organized and existing under the laws of Iowa**, does hereby Convey to **Aaron Mathes and Lawra A. Mathes, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

THE SOUTHWEST QUARTER (¼) AND THE WEST HALF (½) OF THE SOUTHEAST QUARTER (¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT A PARCEL OF LAND LOCATED IN THE EAST HALF (½) OF THE SOUTHWEST QUARTER (¼) OF SAID SECTION THIRTY-FOUR (34), CONTAINING 1.399 ACRES, AS SHOWN IN PLAT OF SURVEY FILED WITH THE REAL ESTATE CONTRACT FILED IN DEED RECORD 115, PAGE 409 ON OCTOBER 29, 1981, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

The corporation 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, and as masculine, feminine or neuter gender, according to the context.

THE SIGNATURE OF AND NOTARY ACKNOWLEDGEMENT FOR GRANTOR APPEAR ON PAGE 2.

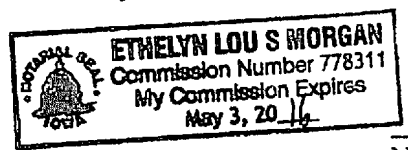
**SIGNATURE PAGE OF
FAIN FARMS, INC.
TO
WARRANTY DEED - CORPORATE GRANTOR**

Fain Farms, Inc.

By: Brooke Dornack Dated: 12-18-15
Brooke Dornack, Director and Treasurer

STATE OF IOWA, Union COUNTY, ss:

On this 18th day of December, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared **Brooke Dornack**, to me personally known, who, being by me duly sworn, did say that she is the Director and Treasurer of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said **Brooke Dornack** as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by her voluntarily executed.



Ethelyn Lou S Morgan
Notary Public in and for said State