



BK: 2016 PG: 481
Recorded: 2/26/2016 at 11:20:59.0 AM
Fee Amount: \$22.00
Revenue Tax: \$10,856.80
LISA SMITH RECORDER
Madison County, Iowa

Prepared by, Return to, Address Tax Statements: Nathan S. Allen, 5820 Westown Parkway, West Des Moines, IA
50266 (515) 267-2870

SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, HY-VEE, INC., an Iowa corporation, f/k/a Hy-Vee Food Stores, Inc., does hereby Convey to HURD & DAUGHTER, LLC, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by this reference

Subject to easements and restrictions of record.


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 all persons claiming by, through, or under Grantor, but against none other, except as may be above stated.

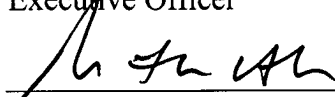
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

[SIGNATURES ON FOLLOWING PAGE]

Dated: February 26, 2016.

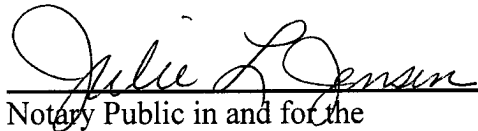
HY-VEE, INC., an Iowa corporation

By: 
Randall B. Edeker, President and Chief
Executive Officer

By: 
Nathan Allen, Assistant Secretary

STATE OF IOWA, COUNTY OF POLK, ss

On this 23rd day of February, 2016, before me, the undersigned, a Notary Public in and for the state of Iowa, personally appeared Randall B. Edeker and Nathan Allen, to me personally known, who being by me duly sworn did say that they are the President and Chief Executive Officer, and Assistant Secretary, respectively, of Hy-Vee, Inc., an Iowa corporation, that the instrument to which this is attached was signed on behalf of said corporation by authority of its Board of Directors; and that the said Randall B. Edeker and Nathan Allen as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.


Notary Public in and for the
State of Iowa

Attachments:
Exhibit "A" – Legal Description



EXHIBIT "A"
LEGAL DESCRIPTION

Lots One (1) and Two (2) of Gold Buffet Subdivision of the City of Winterset, Madison County, Iowa, including Parcel "A" located in said Lot One (1) as shown in Plat of Survey filed in Book 2, Page 199 on February 9, 1994 in the Office of the Recorder of Madison County, Iowa; EXCEPT the North 15 feet of said Lot Two (2); AND Parcel "E" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 343 on February 26, 1998 in the Office of the Recorder of Madison County, Iowa; AND Parcel "P" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-one (31), as shown in Plat of Survey filed in Book 2016, Page 359 on February 8, 2016.