



Document 2016 2721

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$399.20  
Rev Stamp# 361 DOV# 361

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

~~\$250,000~~

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,  
Des Moines, IA 50309

Phone No.: 515-453-4216

Mail tax statements and return to:  
Heart Of Iowa Holdings LLC, 1203 260th Ave., New Virginia, IA 50201

21326583

Order No.: MES-67599/AS

1/1

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Truro Community Developers, Inc., a corporation**, does hereby convey unto **Heart Of Iowa Holdings LLC, a limited liability company**, the following described real estate.

Legal: **A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 75.2 feet North of the Southeast corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), thence North 113.3 feet, thence West 433 feet, thence South 111.8 feet, thence East 433 feet to the point of beginning**



**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor hereby covenants with Grantee, 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 or feminine gender, according to the context.

Truro Community Developers, Inc.

BY: Donald Ekleberry Pres.  
Donald Ekleberry  
President

Printed Name: Donald Ekleberry Pres

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on September 15, 2016 by Donald Ekleberry as President of Truro Community Developers, Inc..

[Signature]  
Notary Public in and for said State

