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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,279.20

Rev Stamp# 414 DOV# 414

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

This instrument prepared by:

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

Phone No.: 515-453-4681

Mail tax statements and return to:

Salow Jared Farms, LLC, 16896 65th Avenue, Saint Charles , IA 50240

Order No.: MES-68377/MD

# WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Hazelbrush, LLC, a limited liability company**, does hereby convey unto **Salow Jared Farms, LLC, a limited liability company**, the following described real estate.

Legal: **The Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the East 20 acres thereof, AND EXCEPT a tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), more particularly described as follows, to-wit: Beginning 330 feet West and 887 feet North of the Southeast corner of said Section Fifteen (15) and running thence South 84°35' West, 590.3 feet, thence North 369 feet, thence North 85°35' East, 590.3 feet, thence South 369 feet to the point of beginning containing 5 acres; subject to a Boundary Line Agreement filed in Book 45, Page 456 on December 28, 1998, in the Office of the Recorder of Madison County, Iowa.**



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

The Grantor does hereby covenant 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.

**This deed is given in the normal course of business for the Grantor and the undersigned conveys title with full authority to execute documents of conveyance on behalf of the Grantor.**

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.

Hazelbrush, LLC

BY: David J. Blackman member  
David J. Blackman  
Member

BY: Mary Ann Blackman Wallace  
Mary Ann Blackman Wallace member  
Member

BY: Don K. Blackman Jr. member  
Don K. Blackman, Jr.  
Member

BY: Thomas P. Blackman Member  
Thomas P. Blackman  
Member

STATE OF Iowa )  
COUNTY OF Madison )

Printed Name: Kim Harris

SS:

This instrument was acknowledged before me on 10<sup>th</sup> Oct. 2016 by David J. Blackman as Member, Mary Ann Blackman Wallace as Member, Don K. Blackman, Jr. as Member and Thomas P. Blackman as Member of Hazelbrush, LLC.

Kim Harris  
Notary Public in and for said State

