



Document 2016 3216

Book 2016 Page 3216 Type 03 001 Pages 4
Date 10/27/2016 Time 10:59:10AM
Rec Amt \$22.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$265.60 ANNO
Rev Stamp# 431 DOV# 430 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

\$166,400

Preparer Information:

Angela Hill-Hartley, 200 E. 1st Street, Suite B, Leon, IA 50144; Ph: 641-446-4143

Taxpayer Information:

Sean Michael Stratton, 11714 Clover Green Lane, 77067

Return Document To:

✓ Angela Hill-Hartley, 200 E. 1st Street, Suite B, Leon, IA 50144; Ph: 641-446-4143

Grantors:

Hackert Land, LLC
Trisha D. Criswell
Gregory Allen Criswell

Grantees:

Sean Michael Stratton

Legal Description: pg 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Hackert Land, LLC, a Limited Liability Company organized under the laws of the State of Iowa, and Trisha D. Criswell and Gregory Allen Criswell, wife and husband (Grantors)

do hereby Convey to Sean Michael Stratton, a single person (Grantee)

the following described real estate in MADISON County, Iowa:

see attached Legal Description

This deed is given by a member managed Limited Liability Company in the ordinary course of business. Paul Hackert is the managing member with authority to convey property on behalf of the Company.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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.

Dated: 10/25/16

Hackert Land, LLC

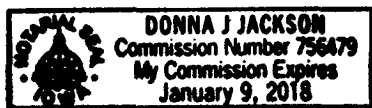
Trisha D. Criswell
Trisha D. Criswell

x Paul Hackert
By: Paul Hackert, Managing Member

Gregory Allen Criswell
Gregory Allen Criswell

STATE OF IOWA, COUNTY OF Madison
This instrument was acknowledged before me on 25th October, 2016 by ~~Paul Hackert as~~
~~Managing Member of Hackert Land, LLC~~ and by Trisha D. Criswell and Gregory Allen Criswell

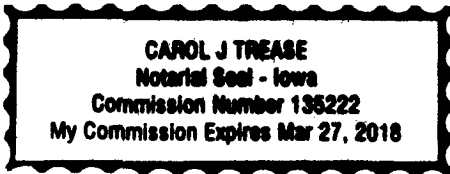
Donna J Jackson
NOTARY PUBLIC



STATE OF IOWA, COUNTY OF Jasper

This instrument was acknowledged before me on October 25, 2016 by

Paul Hackert as Managing Member of Hackert, Land, LLC.



Carol J Trease

NOTARY PUBLIC

STATE OF IOWA, COUNTY OF _____

This instrument was acknowledged before me on _____ by

NOTARY PUBLIC

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Parcel "C" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 23.42 acres, as shown in Plat of Survey filed in Book 2016, Page 2820 on September 26, 2016, in the Office of the Recorder of Madison County, Iowa,

AND

A tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eight (8), running thence North along the West line of said 80-acre tract for a distance of approximately 78 rods to the point where the West line of said 80-acre tract crosses the main channel of Clanton Creek, thence South and East along the center of the channel of Clanton Creek to the point where the center of the channel of Clanton Creek crosses a line drawn from the Northwest corner to the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Nine (9), thence Southeast along said line to the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Nine (9), thence West along the South line of said Sections Nine (9) and Eight (8) to the point of beginning, containing 17 acres,