



BK: 2016 PG: 3547
Recorded: 11/22/2016 at 3:36:02.0 PM
Fee Amount: \$17.00
Revenue Tax: \$111.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

Adair Holdings, LLC, Deana K. Walocha, 405 No. 115th St., # 100, Omaha, NE 68154, Phone #: 402-399-9049

Return to: Timothy & Laura Newberry, 24530 215th Street, Dallas Center, IA 50063 Phone #:

Mail tax statements to: Timothy & Laura Newberry, 24530 215th Street, Dallas Center, IA 50063 Phone #:

WARRANTY DEED

The Grantor, **ADAIR HOLDINGS, L.L.C.**, a Nebraska Limited Liability Company, of the City of Omaha, County of Douglas, and State of Nebraska, for and in consideration of the sum of One Dollar(s) and 00/100--- (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, sell, convey unto **TIMOTHY NEWBERRY AND LAURA NEWBERRY**, husband wife as joint tenants with full rights of survivorship, title and interest of the Grantor, in and to the following described real estate, to-wit:

A parcel of land in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3) Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90 deg 00'00" East 945.00 feet along the Quarter Section line to the point of beginning. Thence continuing North 90 deg 00'00" East 268.00 feet, thence North 00 deg 30'57" West 248.99 feet, thence North 15 deg 22'27" West 199.54 feet, thence North 90 deg 00'00" West 204.93 feet; thence South 01 deg 03'18" West 441.45 feet to the point of beginning. Said parcel contains 2.543 acres including 0.246 acres of county road right of way. s/k/a PARCEL # 200030346020000

Subject to all applicable building restrictions, restrictive covenants, easements, if any. Situated in the County of MADISON and State of Iowa, hereby releasing and waiving all rights.

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.

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Limited Liability Company further warrants that it is: Member-managed. This deed is signed by a majority of the members, as appropriate. The undersigned has the authority to sign on behalf of the limited liability company.

This sale is made in the ordinary course of business of the limited liability company.

Dated this 25 day of Oct 2016.

Adair Holdings, L.L.C., a Nebraska
Limited Liability Company
By: U.S. Assets, L.L.C., a Nebraska
Limited Liability Company

By: [Signature]
Scott Makinster, Member

By: [Signature]
Axel Adair, Member

STATE OF NEBRASKA
COUNTY OF DOUGLAS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25 day of Oct, 2016, within my jurisdiction, the within named Scott Makinster, Member and Axel Adair, Member who acknowledged that they are a Member of U.S. Assets, LLC, a Nebraska Limited Liability Company the sole member of Adair Holdings, LLC, a Nebraska Limited Liability Company, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.

[Signature]
Ava Chester

My Commission Expires: April 5th, 2019

