



Document 2016 3906

Book 2016 Page 3906 Type 03 001 Pages 2

Date 12/19/2016 Time 11:15:18AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$.80

Rev Stamp# 516 DOV# 516

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

\$909.00

Preparer Information: (name, address and phone number)

Krystle L. Campa, 4201 Westown Parkway, Suite 300, West Des Moines, IA 50266
Phone: (515) 288-2500

Taxpayer Information: (name and complete address)

City of Winterset, Iowa
c/o Winterset City Hall
124 W. Court Avenue
Winterset, IA 50273

Return Document To: (name and complete address)

Krystle L. Campa, 4201 Westown Parkway, Suite 300, West Des Moines, IA 50266

Grantor:

Agriland FS, Inc., an Iowa corporation, f/k/a Rolling Hills FS, Inc. f/k/a M & W Farm Service Company

Grantee:

City of Winterset, Iowa

Legal Description: See next page.

**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Agriland FS, Inc., a corporation organized and existing under the laws of Iowa, f/k/a Rolling Hills FS, Inc. f/k/a M & W Farm Service Company (the "Corporation"), does hereby Convey to Walnut Telephone Company, Inc., an Iowa corporation d/b/a Walnut Communications, its successors and assigns the following described real estate in Pottawattamie County, Iowa:

Parcel "N" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty One (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6,600 square feet, as shown in Amended Plat of Survey filed in Book 2015, Page 3257 on November 2, 2015, in the Office of the Recorder of Madison County, Iowa.

The Corporation 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, according to the context.

Dated effective as of December 16, 2016.

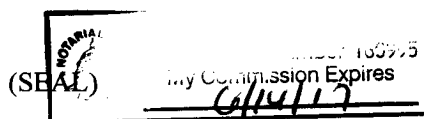
AGRILAND FS, INC.

By: *Bob Adkins*
Bob Adkins, President

By: *Brian Hora*
Brian Hora, Secretary

STATE OF IOWA, MADISON COUNTY, ss:

This record was acknowledged before me on the 16 day of December, 2016, by Bob Adkins as President and Brian Hora as Secretary of Agriland FS, Inc., an Iowa corporation.



Lori S. Wells
_____, Notary Public

