



BK: 2017 PG: 271
Recorded: 1/23/2017 at 2:37:34.0 PM
Fee Amount: \$22.00
Revenue Tax: \$1,087.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Adam C. Van Dike, 666 Grand Ave., Ste. 2000, Des Moines, Iowa, 50309;
(515)242-2400

Taxpayer Information: (Name and complete address)
Hidden Valley Farms, Inc., 1469 Glen Oaks Dr., West Des Moines, Iowa, 50266

Return Document To: (Name and complete address)
Adam C. Van Dike, 666 Grand Ave., Ste. 2000, Des Moines, Iowa, 50309

Grantors:
Michael L. Thompson
Teresa Thompson

Grantees:
Hidden Valley Farms, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (1.00) Dollar(s) and other valuable consideration, Michael L. Thompson and Teresa Thompson, husband and wife do hereby Convey to Hidden Valley Farms, Inc., an Iowa corporation the following described real estate in Madison County, Iowa:

Parcel B as described in the Plat of Survey filed July 8, 2016 in Book 2016, Page 1945, being a part of the Southeast quarter of the Southwest quarter (SE 1/4 SW 1/4) of Section 3, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa.

This deed satisfies the Real Estate Contract referenced in the Memorandum of Real Estate Contract and Escrow for Deed recorded on August 23, 2016, in Book 2016, Page 2422, in the Office of the Madison County Recorder.

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 on 8-16-16

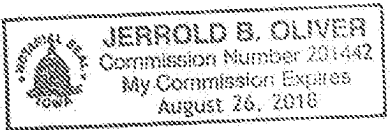
Michael L. Thompson (Grantor)

Teresa Thompson (Grantor)

(Grantor)

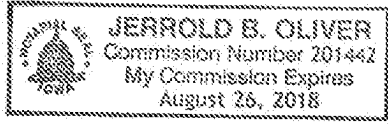
(Grantor)

STATE OF IOWA, COUNTY OF Madison This record was acknowledged before me on Aug 14, 2016, by Michael L. Thompson



Signature of Notary Public

STATE OF IOWA, COUNTY OF Wade
This record was acknowledged before me on Aug 16, 2016, by Teresa Thompson



Jerrold B. Oliver
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public