



Document 2017 849

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Date 3/17/2017 Time 11:00:09AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$639.20

Rev Stamp# 106 DOV# 112

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$400,000

Preparer Information: Stuart Ruddy, Knapp Properties, Inc., 5000 Westown Parkway, Suite 400, West Des Moines, IA 50266 (515) 222-5234

Return Document To: Winterset Community School District, 110 West Washington, Winterset, IA 50273

Address Tax Statement: Winterset Community School District, 110 West Washington, Winterset, IA 50273

1

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Raccoon River Land Co., L.L.C. ("Grantor") an Iowa limited liability company does hereby convey to Winterset Community School District ("Grantee") the following described real estate in Madison County, Iowa described on Exhibit A attached hereto and incorporated herein by reference.

Subject to and together with any and all easements, covenants, and restrictions of record.

Grantors does 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: March 15, 2017

RACCOON RIVER LAND CO., L.L.C.
an Iowa limited liability company

By: William C. Knapp, L.C.
an Iowa limited liability company
Managing Member

By: Gerard D. Neugent
Gerard D. Neugent, Manager

By: RACCOON RIVER INVESTORS, LLC
Managing Member

By: JSC TRUST
Member

By: *Paul D. Hayes*
Paul D. Hayes, Trustee

ACKNOWLEDGEMENTS

State of Iowa)
)ss:
County of Polk)

This record was acknowledged before me on March 15, 2017 by Gerard D. Neugent, Manager of William C. Knapp, L.C., Member of Raccoon River Land Co., L.L.C.



Kelly Dolinar
Notary Public

(Stamp or Seal)

State of Iowa)
)ss:
County of Polk)

This record was acknowledged before me on March 15, 2017 by Paul D. Hayes, Trustee of JSC Trust, Member in Raccoon River Investors, LLC, Member of Raccoon River Land Co., L.L.C.

Kelly Dolinar
Notary Public

(Stamp or Seal)



EXHIBIT A

Legal Description of the Property

Parcel "C" located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, as shown in the Plat of Survey filed in Book 2017, Page 461 on February 9, 2017, in the Office of the Recorder of Madison County, Iowa

