



Document 2017 1962

Book 2017 Page 1962 Type 03 001 Pages 3  
Date 6/23/2017 Time 1:07:16PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$311.20  
Rev Stamp# 256 DOV# 264  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4625

*EW* Mail tax statements and return document to:  
Jensen Agricultural Properties, LLC, 2712 Peru Rd., Peru, IA 50222

$\frac{1}{2}$

\$195,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christopher Hunter, a single person, and Jenny Beeler, a single person**, do hereby convey unto **Jensen Agricultural Properties, LLC, a limited liability company**, the following described real estate:

**The North Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part conveyed to Madison County, Iowa for highway purposes, as shown in Warranty Deed recorded in Book 95 Page 267; AND all that part of the East Twenty-six (26) acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), which lies South of the public highway running across said 40-acre tract.**



**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

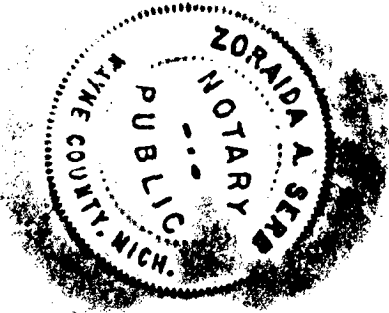
X Christopher Hunter  
Christopher Hunter

STATE OF MICHIGAN )  
COUNTY OF WAYNE ) SS:

This instrument was acknowledged before me on JUNE 20, 2017 by Christopher Hunter, a single person..

MICHIGAN  
Notary Public in and for said State  
Zoraida A. Serb

ZORAIDA A. SERB  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Sep 18, 2017  
ACTING IN COUNTY OF WAYNE  
MICHIGAN



Jenny Beeler  
Jenny Beeler



STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on 6-26-17 2017 by  
Jenny Beeler, a single person.

Rebecca Knight  
Notary Public in and for said State