

BK: 2017 PG: 3891
Recorded: 12/13/2017 at 10:10:14.0 AM
Fee Amount: \$17.00
Revenue Tax: \$0.00
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)
Bryan R. Jennings, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

Taxpayer Information: (Name and complete address)
Newberry Properties, LLC, 24530 215th Street, Dallas Center, Iowa 50063

Return Document To: (Name and complete address)
Bryan R. Jennings, P.O. Box 158, Adel, IA 50003

Grantors:
Timothy Newberry
Laura Newberry

Grantees:
Newberry Properties, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Timothy Newberry and Laura Newberry, husband and wife do hereby Convey to Newberry Properties, LLC

the following described real estate in Madison County, Iowa: 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 said Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section line to the point of beginning, thence continuing North 90°00'00" East 268.00 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°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. a/k/a Parcel #200030346020000

This deed is exempt according to Iowa Code 428A.2(21).

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 12/12/17

[Signature] Timothy Newberry (Grantor)

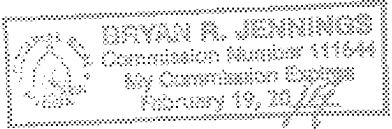
[Signature] Laura Newberry (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 12/12/17 by Timothy Newberry and Laura Newberry, husband and wife



[Signature] Signature of Notary Public