

BK: 2017 PG: 3916
Recorded: 12/14/2017 at 1:30:33.0 PM
Fee Amount: \$17.00
Revenue Tax: \$155.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)
Cole W. Jennett and Robyn Allen, 208 Gerald Street, Madrid, IA 50156

Return Document To: (Name and complete address)
Cole W. Jennett and Robyn Allen, 208 Gerald Street, Madrid, IA 50156

Grantors:
NMT Farms, LLC

Grantees:
Cole W. Jennett and Robyn Allen

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ---\$97,280.00--- Dollar(s) and other
valuable consideration, NMT Farms, LLC
a(n) Limited Liability Corporation organized and existing under
the laws of Iowa does hereby Convey to Cole W. Jennett and Robyn
Allen, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:
Parcel "H" located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-five
(75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 20.48
acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3321 on October 23, 2017, in
the Office of the Recorder of Madison County, Iowa.

And Ingress - Egress Easement as shown in said Plat of Survey recorded in Book 2017, Page 3321 on
October 23, 2017, in the Office of the Recorder of Madison County, Iowa.

The grantor hereby covenants with grantees, 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 on November 30, 2017.

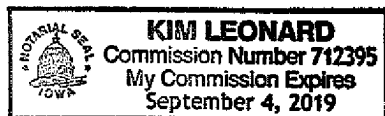
NMT Farms, LLC, a(n) Limited Liability Corporation

By Kenneth I. Klingaman, Manager

By

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 30, 2017, by Kenneth I.
Klingaman
as Manager
of NMT Farms, LLC



Kim Leonard
Signature of Notary Public