

BK: 2018 PG: 377
Recorded: 2/2/2018 at 11:16:45.0 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)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Robinson Land & Cattle Company, LLC
1391 Hwy. 92
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

David M. Robinson
Regina I. Robinson

Grantees:

Robinson Land & Cattle Company, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, DAVID M. ROBINSON and REGINA I. ROBINSON, husband and wife, do hereby Convey to ROBINSON LAND & CATTLE COMPANY, LLC an Iowa limited liability company, the following described real estate in

Madison County, Iowa:

The West Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa: EXCEPT the North 8 rods of the East 3 rods thereof; AND EXCEPT the South 465.5 feet thereof.

This conveyance is subject to the interest of the vendor in a real estate contract for the sale and purchase of the above described real estate recorded in Book 2017, Page 1005, in the Office of the Recorder of Madison County, Iowa. The vendees' interest in said real estate contract is hereby assigned and transferred to the grantee. By acceptance of this deed grantee assumes all obligations required of the vendees by said contract.

Monetary consideration is less than \$500; therefore this transfer is exempt from the Iowa real estate transfer tax and declaration of value and ground water hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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 February 1, 2018

(Grantor)

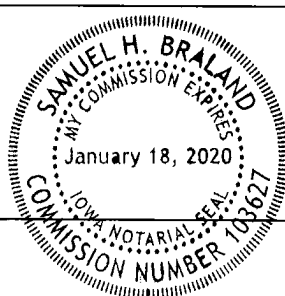
David M. Robinson (Grantor)

(Grantor)

Regina I. Robinson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 1, 2018, by David M. Robinson and Regina I. Robinson



Signature of Notary Public