



Document 2018 843

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Date 3/19/2018 Time 11:21:04AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$559.20

Rev Stamp# 105 DOV# 107

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 350,000.⁰⁰

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)453-4637



Mail tax statements and return document to:

Brownlee Farms Partnership, 3153 300th St., Orient, IA 50858

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mary Ann Green f/k/a Mary Ann McFarland, a single person**, does hereby convey unto **Brownlee Farms Partnership, a partnership**, the following described real estate:

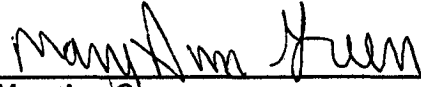
Parcel "B" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 24.61 acres, as shown in Plat of Survey filed in Book 2013, page 3777 on December 20, 2013, in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-77094/BS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

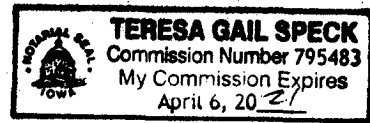
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.




Mary Ann Green

STATE OF Idaho)
COUNTY OF Madison)

SS:



This instrument was acknowledged before me on 12/21 2017 by Mary Ann Green f/k/a Mary Ann McFarland, a single person.



Notary Public in and for said State