

BK: 2018 PG: 1534
Recorded: 5/17/2018 at 10:17:17.0 AM
Fee Amount: \$12.00
Revenue Tax: \$495.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED



Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Badger Creek Land Co., LLC, 2775 140th Street, Van Meter, IA 50261
For the consideration of ----\$310,000.00--- Dollar(s) and other valuable
consideration, George S. Sperry and Kay H. Sperry, Husband and Wife

Badger Creek Land Co., LLC do hereby Convey to

Madison County, Iowa: Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.51 acres, as shown in Plat of Survey filed in Book 2, Page 480 on July 5, 1994, in the Office of the Recorder of Madison County, 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.

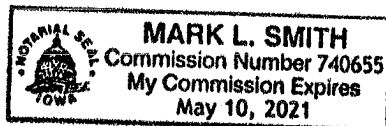
Dated on 5/15/18

George S. Sperry
George S. Sperry (Grantor)

Kay H. Sperry
Kay H. Sperry (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/15/18, by George S. Sperry and Kay H. Sperry



Mark L. Smith
Signature of Notary Public