



BK: 2018 PG: 2660
Recorded: 8/16/2018 at 9:35:00.0 AM
Fee Amount: \$27.00
Revenue Tax: \$1,543.20
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)
G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)
Kathryn A. Llewellyn, 825 Walnut Street, Waukee, IA 50263

Return Document To: (Name and complete address)
Kathryn A. Llewellyn, 825 Walnut Street, Waukee, IA 50263

Grantors:
NMT Farms, LLC

Grantees:
Kathryn A. Llewellyn Living Trust

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of \$965,000.00 Dollar(s) and other valuable consideration, NMT Farms, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Kathryn A. Llewellyn, Trustee of the Kathryn A. Llewellyn Living Trust dated September 18, 2014

the following described real estate in Madison County, Iowa:
See attached Exhibit "A".

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.

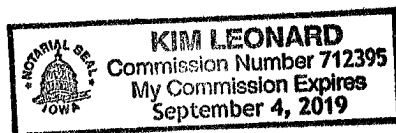
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on July 27, 2018.

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

By Kenneth I. Klingaman Manager By _____
Kenneth I. Klingaman, Manager

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on July 27, 2018, by Kenneth I. Klingaman
as Manager
of NMT Farms, LLC



Kim Leonard
Signature of Notary Public

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26); AND the North Half (1/2) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of Section Twenty-five (25); ALL in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts, to-wit:

1. The West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25);
2. Parcel "F" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 40.02 acres, as shown in Plat of Survey filed in Book 2014, Page 1403 on June 12, 2014, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "G" located in the East Half (1/2) of the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 17.97 acres, as shown in Plat of Survey filed in Book 2014, Page 1763 on July 22, 2014, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "H" located in the Northwest Quarter (1/4) of said Section Twenty-five (25), 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;
5. A tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), more particularly described as follows, to-wit: Commencing 54 rods South of the Northwest corner of the East Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), and running thence South 22 and 1/16 rods, thence East 23 1/2 rods, thence North 3 rods and 13 feet, thence in a Northwesterly direction to the point of beginning.

