



Document 2018 3329

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Date 10/15/2018 Time 11:09:08AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$152.80

ANNO

Rev Stamp# 440 DOV# 441

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

\$95,526

Preparer Information: (name, address and phone number)

E/Krystle L. Campa
Davis Brown Law Firm
4201 Westown Parkway, Ste. 300
West Des Moines, IA 50266
Phone: (515) 288-2500

Taxpayer Information:

Rockin River Ranch, Inc.
c/o Charles W. Feuring
2319 Harmon Ave
Winterset, IA 50273

~~Return Document to:~~

Rockin River Ranch, Inc.
c/o Charles W. Feuring
2319 Harmon Ave
Winterset, IA 50273

Grantor(s): Charles F. Feuring, a single person

Grantee(s): Rockin River Ranch, Inc., an Iowa corporation

Legal Description: See Exhibit A.

Warranty Deed

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Charles F. Feuring, a single person ("Grantor"), does hereby Convey to Rockin River Ranch, Inc., an Iowa corporation ("Grantee"), the following described real estate in Madison County, Iowa:

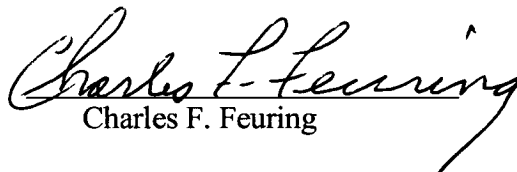
See legal description in Exhibit A, attached hereto and incorporated herein by this reference.

Grantors hereby covenant with Grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Grantors further covenants with Grantees that the real estate is free and clear of all liens and encumbrances and that they have good and lawful authority to sell and convey the real estate described herein. 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, according to the context.

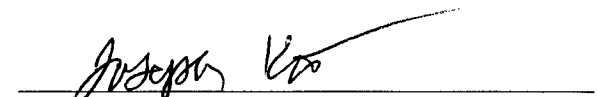
This Warranty Deed is dated October 2, 2018.

GRANTOR:


Charles F. Feuring

STATE OF IOWA, JASPER COUNTY, ss:

This record was acknowledged before me this 2 day of October, 2018, by Charles F. Feuring, a single person.


Notary Public in and for the State of Iowa
My Commission Expires: 7/16/19

(SEAL)

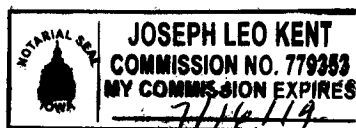


EXHIBIT A

Legal Description of Real Property

The North 33.74 acres of the following-described tract of land: The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Eight (8) except the West 9 rods thereof; and also excepting a tract commencing at the Southeast corner thereof and running thence North 2640 feet to the Northeast corner thereof; thence West 20 feet to the center of the highway as now established and used; thence in a Southwesterly direction to a point 70 feet West of the place of beginning; thence East 70 feet to the place of beginning; and also excepting school house lot described as commencing 3 rods and 18 links West of the Southeast corner of said 80-acre tract; thence North 16 rods; thence West 10 rods; thence South 16 rods; thence East to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; and also excepting Amended Parcel "A" in the NW 1/4 of the NE 1/4 of Section 8, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, per Plat of Survey filed July 20, 2018 as Document 2018-2317 in the Madison County, Iowa, Recorder's Office.