

BK: 2019 PG: 4
Recorded: 1/2/2019 at 11:12:08.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Instrument Prepared By: Kathleen K. Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116
Return To: Jay Syverson, 700 Walnut, Suite 1600, Des Moines, IA 50309
Address Tax Statement To: SOF Farms, LLC, c/o Rowena Crosbie, 35054 Filmore Court, Earlham, IA 50072

WARRANTY DEED

For Consideration of ONE Dollar(s) and other valuable consideration, **Rowena Crosbie as Trustee of the Rowena Crosbie Revocable Trust u/a/d December 21, 2016**, does hereby convey an **undivided one-half interest** in the following described real estate in Madison County, Iowa to **SOF Farms, LLC, an Iowa limited liability company**:

Parcel "E", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and in the Northwest Quarter (1/4) of Section Thirty-five (35), containing 185.66 acres, as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "C", located in the South Half (1/2) of the Southwest Quarter (1/4) and in the West 30 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), and in the West Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), containing 92.00 acres, as shown in Plat of Survey filed in Book 2003, Page 208 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** the North 66 feet of Parcel "D", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), as shown in Plat of Survey filed on January 14, 2003, in Book 2003, Page 207 in the Office of the Recorder of Madison

Madison County Deed

County, Iowa, **ALL** in Township Seventy-seven (77) North, Range Twenty-eight (28)
West of the 5th P.M., Madison County, Iowa.

Subject to easements, covenants and restrictions of record.

*This transfer is exempt from transfer tax pursuant to Iowa Code Section
428A.2(21).*

Madison County Deed

Grantor(s) do hereby covenant with grantee(s), 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: December 20, 2018.

By: Rowena Crosbie
Rowena Crosbie, as Trustee of the Rowena Crosbie

STATE OF IOWA, COUNTY OF Polk SS:

This record was acknowledged before me on December 20, 2018 by Rowena Crosbie, as Trustee of the Rowena Crosbie Revocable Trust u/a/d December 21, 2016.

STAMP



Marlis Gilbert
Notary Public in and for said State

Madison County Deed