

BK: 2019 PG: 581
Recorded: 2/19/2019 at 8:55:58.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265, Phone: (515)
223-6000

Taxpayer Information: (Name and complete address)

AFFC, Inc., 1966 175th Lane, Winterset, Iowa 50273

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors:

Danny J. Allen
Sonia B. Allen

Grantees:

AFFC, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

Book 2019, Page 66 and Book 2019, Page 109



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Danny J. Allen and Sonia B. Allen, husband and wife do hereby Convey to AFFC, Inc., an Iowa Family Farm Corporation the following described real estate in Madison County, Iowa: See Exhibit "A"

This deed supplements prior deeds and is exempt according to Iowa Code 428A.2(10) and (21).

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 2-13-2019

[Signature of Danny J. Allen]
Danny J. Allen (Grantor)

[Signature of Sonia B. Allen]
Sonia B. Allen (Grantor)

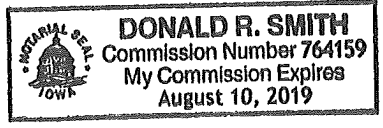
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on February 13, 2019, by Danny J. Allen and Sonia B. Allen, husband and wife

[Signature of Notary Public]
Signature of Notary Public



By Warranty Deed:

A. In Section 12 in Township 75N. of Range 28W of the 5th P.M.:

1. The SE quarter of the NE fractional quarter, excluding therefrom Parcel H of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2922 in the official records of the County Recorder of Madison County, Iowa.
2. That portion of the W. 26 2/3 rods of the E 53 1/3 rods of the S. 120 rods of the E half of the SE fractional quarter (also known as a portion of Lot 9), which lies N. and E. of the main channel of the Middle River, and estimated at one time to contain 2 3/4 acres, more or less.
3. That portion of the E 26 2/3 rods of the S half of the NE quarter of the SE fractional quarter (also known as a portion of Lot 8), which lies N. and E. of the Middle River.

B. In Section 7 in Township 75N. of Range 27W of the 5th P.M.:

Subject to that certain agreement entered into between J. M. Robbins and the City of Winterset which is recorded in Miscellaneous Record 19, at page 40, and subject to the conveyance for road purposes and use as a public highway of certain real estate to the State of Iowa, as more particularly described in the conveyance document therefor which is recorded in Deed Record 57, at page 562, and containing 5.6 acres, more or less:

1. All of that part of the north 21.25 rods of the SW quarter of the SW fractional quarter which lies north and west of the Middle River.
2. All of that part of the S. half of the NW quarter of the SW fractional quarter which lies north and west of the Middle River.
3. The N half of the NW quarter of the SW fractional quarter.
4. The SW quarter of the NW fractional quarter, excluding therefrom Parcel E of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2919 in the official records of the County Recorder of Madison County Iowa, and except a tract commencing at a point on the NE corner of said SW quarter of the NW fractional quarter, running thence west 33 feet, thence south 120 feet, thence east 33 feet, and thence north 120 feet to the point of beginning.
5. Lots 7 and 8 of the SE quarter of the NW fractional quarter.
6. Lot 4 of the SE quarter of the NW fractional quarter.
7. Lot 2 of a plat or survey recorded April 9, 1873 in book 8, page 284 in the official records of the County Recorder of Madison, County, Iowa situated in the NW quarter of the NE fractional quarter, excepting therefrom the north 20 rods and 7 links thereof.

Allen sale deed legal 10-8-12

