

**BK: 2019 PG: 582**  
**Recorded: 2/19/2019 at 8:56:00.0 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**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

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

**Taxpayer Information:** (Name and complete address)

MR2D, LLC, 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:**

AFFC, Inc., an Iowa Family Farm Corporation

**Grantees:**

MR2D, LLC, an Iowa Family Farm limited liability company

**Legal description:**

**Document or instrument number of previously recorded documents:**

Book 2019, Page 66 and Book 2019, Page 109



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

For the consideration of \_\_\_\_\_ One \_\_\_\_\_ Dollar(s) and other valuable consideration, \_\_\_\_\_ AFFC, Inc., a(n) \_\_\_\_\_ an Iowa Family Farm Corporation \_\_\_\_\_ organized and existing under the laws of \_\_\_\_\_ Madison County, Iowa \_\_\_\_\_ does hereby Convey to MR2D, LLC, an Iowa Family Farm limited liability company \_\_\_\_\_

the following described real estate in \_\_\_\_\_ Madison \_\_\_\_\_ County, Iowa:  
See Exhibit "A"

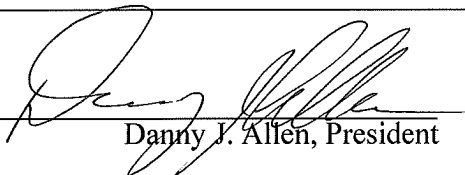
This deed supplements prior deeds and is exempt according to Iowa Code 428A.2(10) and (15).

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 2-13-2019.

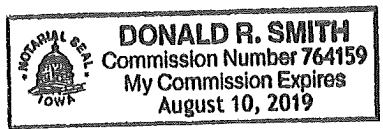
AFFC, Inc., a(n) an Iowa Family Farm Corporation

By \_\_\_\_\_  \_\_\_\_\_ By \_\_\_\_\_  
Danny J. Allen, President

STATE OF IOWA, COUNTY OF Madison  
This record was acknowledged before me on February 13, 2019, by Danny J. Allen

as President  
of AFFC, Inc.

  
\_\_\_\_\_  
Signature of Notary Public



By Warranty Deed:

A. In Section 12 in Township 75N. of Range 28W of the 5<sup>th</sup> 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 5<sup>th</sup> 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

