

BK: 2019 PG: 1509
Recorded: 5/23/2019 at 1:46:54.0 PM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Return Document To: Todd A. Elverson, 700 Second Avenue, Des Moines, IA 50309

Preparer Information: Todd A. Elverson, 700 Second Avenue, Des Moines, IA 50309
Phone: (515) 243-1914

Address Tax Statement: Steve Agan, 2851 Millstream Avenue, Peru, IA 50222

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steve Agan, a single individual; John Agan and Paula Agan, husband and wife; Charla Schapfel and William Schapfel, wife and husband; each an undivided one third owner of the property hereafter described do hereby Convey to Agan Farms, L.L.C. the following described real estate in MADISON County, Iowa:

See attached legal description labeled "Exhibit A".

This deed is exempt according to Iowa Code 428A.2(15). Deeds between family partnership and its partners, no actual consideration.

(Please note: Spouses are joining in this transfer to the Agan Farms, L.L.C. and specifically waive any and all right, title and interest in and to the above described property.)

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.

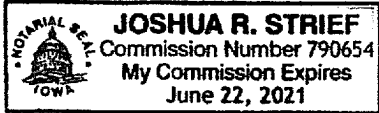
Dated: 4/25/2019

[Signature]

Steve Agan, a single (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on March 27, 2019, by Steve Agan, a single individual.



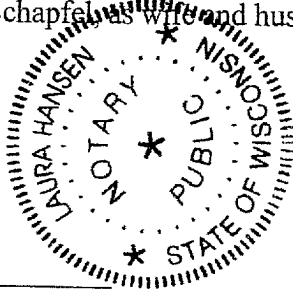
[Signature]
Signature of Notary Public

[Signature]
Charla Schapfel (Grantor)

[Signature]
William Schapfel (Grantor)

STATE OF WISCONSIN, COUNTY OF JACKSON

This record was acknowledged before me on April 25, 2019, by Charla Schapfel and William Schapfel as wife and husband.



[Signature]
Signature of Notary Public

[Signature]
John Agan (Grantor)

[Signature]
Paula Agan (Grantor)

STATE OF ARKANSAS, COUNTY OF INDEPENDENCE

This record was acknowledged before me on 4-8-2019, by John Agan and Paula Agan, as husband and wife.

[Signature]
Signature of Notary Public

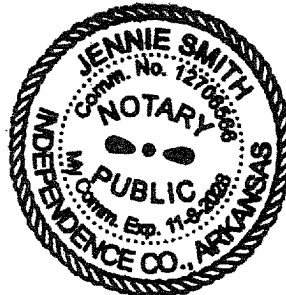


EXHIBIT A

The Fractional Northeast Quarter (¼), AND the East Twenty-two (22) acres of the Southeast Quarter (¼) of the Northwest Quarter (¼), AND the East Half (½) of the Southwest Quarter (¼), AND the Northeast Quarter (¼) of the Southeast Quarter (¼), AND the West Half (½) of the Southeast Quarter (¼), ALL in Section Six (6), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts of land, to-wit:

1. A tract of land located in the Northeast Fractional Quarter (¼) of the Northeast Quarter (¼) and in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of said Section Six (6) and conveyed to the State of Iowa for Road Purposes as shown in Warranty Deed filed in Book 89, Page 348 on April 21, 1959, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "A" located in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼), of said Section Six (6), containing 3.037 acres, as shown in Plat of Survey filed in Book 2, Page 699 on June 13, 1996, in the Office of the Recorder of Madison County, Iowa;
3. That part of Parcel "B" located in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of said Section Six (6) as shown in Plat of Survey filed in Book 3, Page 545 on February 14, 2000, in the Office of the Recorder of Madison County, Iowa;
4. A tract of land located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), containing 2.336 acres, as shown in Plat of Survey filed in Book 2, Page 106 on April 19, 1988, in the Office of the Recorder of Madison County, Iowa;

AND a tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), containing 2.961 acres and more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), thence along the North line of said Southeast Quarter (¼) of the Southeast Quarter (¼), South 89°35'49" East 391.72 feet; thence South 00°15'52" West 329.90 feet; thence North 89°35'49" West 390.20 feet to the West line of said Southeast Quarter (¼) of the Southeast Quarter (¼); thence along said West line North 00°00'00" 329.91 feet to the Point of Beginning;

AND

The Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 577 on May 12, 2000, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "D" located in the North Half (½) of the Southwest Quarter (¼) and in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 81.943 acres, as shown in Plat of Survey filed in Book 2010, Page 1898 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa;
