



Document 2019 1978

Book 2019 Page 1978 Type 03 001 Pages 2

Date 7/02/2019 Time 12:28:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,159.20

Rev Stamp# 241 DOV# 249

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

\$ 725,000

Preparer Information: (Name, address and phone number)

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

$\frac{1}{3}$

Taxpayer Information: (Name and complete address)

Brad VanWeelden Trust 3/20/13, 562 NW 5th Court, Des Moines, Iowa 50313

Return Document To: (Name and complete address)

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

Grantors:

Payne Family Farm, L.C.

Grantees:

Brad VanWeelden Trust 3/20/13

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Payne Family Farm, L.C.

do hereby Convey to Brad VanWeelden Trust 3/20/13

the following described real estate in Madison County, Iowa:

A tract of land located in the East Half (1/2) of the Southwest Quarter (1/4), and in the South Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) in the West Half (1/2) of the Northeast Quarter (1/4), and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 160.048 acres, as shown in Plat of Survey filed in Book 2, Page 24 on March 13, 1986, in the Office of the Recorder of Madison County, Iowa.

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 6/20/19

Payne Family Farm, L.C.

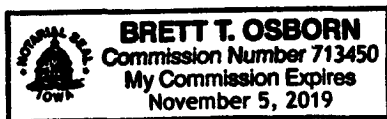
Handwritten signature of Jeffrey L. Payne, Manager(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK. This record was acknowledged before me on June 20, 2019, by Jeffrey L. Payne, Manager of Payne Family Farm, L.C.



Handwritten signature of Notary Public and text: Signature of Notary Public