

Instr# 1553
BK: 2017 PG: 1553
Recorded: 7/6/2017 at 8:34:29.0 AM
Fee Amount: \$17.00
Revenue Tax: \$263.20
SHIRLEY WANDLING RECORDER
Henry County Iowa

PREPARED BY:
Eric Dahlberg, Esq., 5501 LBJ Freeway, Ste. 200, Dallas, TX 75240, 214-987-6777

Address Tax Statements To: Richard B. Fankhauser, LLC, PO Box 579, Garden City, KS 67846
Return To: Eric Dahlberg, Esq., 5501 LBJ Freeway, Ste. 200, Dallas, TX 75240, 214-987-6777

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LONGBALL DEVELOPMENT, LLC**, an Iowa limited liability company, hereinafter referred to as "Grantor", does hereby sell and convey unto **RICHARD B. FANKHAUSER, LLC**, a Kansas limited liability company, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Henry, State of Iowa, to-wit:

The West 120 feet of the South 120 feet of Out Lot 3 of the Town of New London, Henry County, Iowa, EXCEPT the North 10 feet thereof.

Prior instrument recorded in Book 2016, Page 2312, Document No. 2312, of the Recorder of Henry County, State of Iowa.

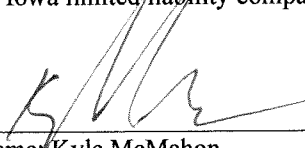
SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's personal representatives, executors and assigned forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all persons claiming by, through or under Grantor.

WORDS AND PHRASES HEREIN, including acknowledgement hereof, shall be construed as in the singular or plural number; and as masculine or feminine gender, according to the context.

Longball Development, LLC,
an Iowa limited liability company

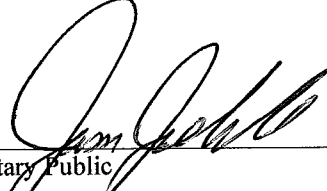


Name: Kyle McMahon
Title: Manager

STATE OF IOWA
COUNTY OF Hardin

On this 30 day of June, 2017, before me, Jason Jedele, a Notary Public in and of the County of Hardin, the State of Iowa, personally appeared **Kyle McMahon, the Manager of Longball Development, LLC, an Iowa limited liability company**, and to me personally known, and for himself did say, that he is the authorized person to sign this deed, and did severally acknowledge the execution of said deed as a voluntary act.

In Witness Whereof, I have hereunto signed my name and affixed my Notarial Seal on the day and year last above written.



Notary Public
Printed name Jason Jedele
Expiration Date 5/29/2020

