



Document 2016 1003

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Date 7/05/2016 Time 10:51 AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$808.80
DOV# 163

SUSAN RUPPERT, RECORDER
PALO ALTO COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Michael E. Gabor, 111 North Dodge Street, Algona, IA 50511, Phone: (515) 295-3565

Taxpayer Information: (name and complete address)

Ag Property Solutions, LLC, 1901 Main Street, Emmetsburg, IA 50536

Return Document To: (name and complete address)

Michael E. Gabor, 111 North Dodge Street, Algona, IA 50511

Grantors:

Horizons Unlimited of Palo Alto County, Inc.
a/k/a Horizons Unlimited of Palo Alto County, Incorporated

Grantees:

Ag Property Solutions, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar (\$1.00) and other valuable consideration, Horizons Unlimited of Palo Alto County, Inc. a/k/a Horizons Unlimited of Palo Alto County, Incorporated, a corporation organized and existing under the laws of Iowa does hereby Convey to Ag Property Solutions, LLC, an Iowa limited liability company, the following described real estate in Palo Alto County, Iowa:

A part of the fractional Southwest Quarter of the Northwest Quarter (Frl SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-one (31), Township Ninety-six (96) North, Range Thirty-two (32) West of the 5th P.M., Palo Alto County, Iowa, more specifically described as follows: Commencing at the northwest corner of said Section 31, at a distance of 10.24 feet west of the centerline of Iowa Highway 4, thence South 0° 00' East along the West line of said Section 31 a distance of 1308.8 feet, thence North 89° 45.6' East a distance of 100.43 feet to a point on the east right of way line of Iowa Highway 4, which point is the point of beginning of the tract to be conveyed; thence North 89° 45.6' East a distance of 552.27 feet, thence South 0° 14.8' West a distance of 475.87 feet; thence South 89° 45.6' West a distance of 547.75 feet to a point on the East right of way line of Iowa Highway 4, thence North 0° 2.3' East along said East right of way line a distance of 175.87 feet, thence Northerly along said East right of way line and along a 16,627.5 foot radius curve, concave westerly and tangent at its beginning to the preceding course, a distance of 300.00 feet to the point of beginning, containing 6.000 acres, more or less. Note: The West line of the Northwest Quarter of said Section 31 is assumed to bear due North & South.

Transfer Tax: \$808.80

The Corporation 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: 6-21-16.

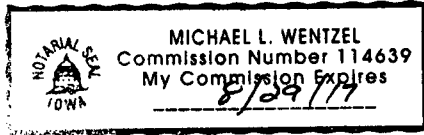
Horizons Unlimited of Palo Alto County, Inc.
a/k/a Horizons Unlimited of Palo Alto County, Incorporated,
a(n) Iowa corporation

By Kevin Banwart, President
Kevin Banwart, President

By Karen Brown
Karen Brown, Secretary

STATE OF IOWA, COUNTY OF PALO ALTO

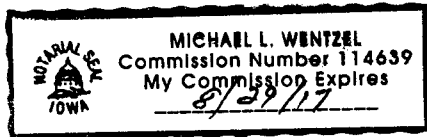
This record was acknowledged before me on June 21, 2016, by Kevin Banwart, as President, of Horizons Unlimited of Palo Alto County, Inc. a/k/a Horizons Unlimited of Palo Alto County, Incorporated



Michael L. Wentzel
Signature of Notary Public

STATE OF IOWA, COUNTY OF PALO ALTO

This record was acknowledged before me on June 21, 2016, by Karen Brown, as Secretary, of Horizons Unlimited of Palo Alto County, Inc. a/k/a Horizons Unlimited of Palo Alto County, Incorporated



Michael L. Wentzel
Signature of Notary Public