

Document 2015 1470

Year 2015 No. 1470 Pages 2  
Date 6/25/2015 Time 10:01 AM  
Rec Amt \$12.00 Aud Amt \$5.00

LORI S. KADNER, RECORDER  
HARDIN COUNTY IOWA

Prepared By and Return Document To: Michael S. Vervaecke, Heiny, McManigal, Duffy, Stambaugh & Anderson  
P.L.C., 11 Fourth Street NE, P.O. Box 1567, Mason City, IA 50402-1567;  
Phone: 641-423-5154; Email: mvervaecke@heinyllaw.com  
Send Tax Statements To: Richland Investments, L.L.C., 1913 South Shore Drive, Clear Lake, IA 50428

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Richland Investments, L.L.C., a limited liability company organized and existing under the laws of Iowa**, does hereby Convey:

- A) **An undivided 75% interest to Buckeye Fish Facilities, LLC, a limited liability company organized and existing under the laws of Iowa, and**
- B) **An undivided 12.5% interest to Jody D. Plagge, and**
- C) **An undivided 12.5% interest to Richland Investments, L.L.C., a limited liability company organized and existing under the laws of Iowa,**

in the following described real estate in Hardin County, Iowa:

**PARCEL "A" LOCATED IN THE NORTHWEST FRACTIONAL QUARTER (NW FRL. ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT (88) NORTH OF RANGE TWENTY-TWO (22), WEST OF THE FIFTH P.M., HARDIN COUNTY, IOWA, AS DESCRIBED AND DEPICTED IN PLAT OF SURVEY DATED MAY 22, 2014, AND FILED MAY 23, 2014, AS DOCUMENT NO. 2014-1103 IN THE OFFICE OF THE HARDIN COUNTY, IOWA RECORDER.**

**This Deed is exempt from the imposition of real estate transfer tax pursuant to Iowa Code Section 428A.2(10), as this Deed is being recorded to correct the Warranty Deed dated November 7, 2014, and filed November 12, 2014, as Document No. 2014-2755, which incorrectly identified the interests of the Grantees. This Deed is deemed to be effective as of the date of the prior instrument.**

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.

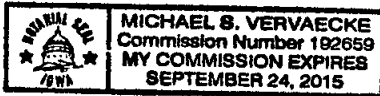
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

**Richland Investments, L.L.C.**

By:  Dated: 6-10-15  
**Jay A. Plagge, President and Manager**

STATE OF IOWA, Cerro Gordo COUNTY, ss:

On this 10<sup>th</sup> day of June, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared **Jay A. Plagge**, to me personally known, who being by me duly sworn, did say that he is the President and Manager of **Richland Investments, L.L.C.**, executing the within and foregoing instrument; that said instrument was signed on behalf of **Richland Investments, L.L.C.**, by authority of its Managers and Members; and that **Jay A. Plagge** as President and Manager acknowledged execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by him voluntarily executed.





Notary Public in and for said State

MSV:cah:R:\Vervaecke\deeds\llc\richlandinvestmentsllc.to.bubeyefishfacilitiesllc.plagge.richlandinvestmentsllc.2015.doc

Year 2015 Document 1470  
2 of 2