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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Shawn M. Fitzgerald, 1927 Keokuk St., Iowa City, IA 52240, Phone: (319) 354-1712

Taxpayer Information: (Name and complete address)
BRUE Properties, LLC

SMJ **Return Document To:** (Name and complete address)
Big River United Energy, LLC, 3294 Vine Road, Dyersville, IA 52040-8714

Grantors:
Timothy J. Fitzgerald
Janet M. Fitzgerald

Grantees:
Brue Properties, Llc

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Shawn M. Fitzgerald	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of 10.00 Dollar(s) and other valuable consideration, Timothy J. Fitzgerald and Janet M. Fitzgerald, husband and wife do hereby Convey to BRUE Properties, LLC, an Iowa limited liability company as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Parcel C Part of the East ¼ of the Southeast Quarter (SE ¼) Section Twenty Six (26) Township Eighty-Nine North (T89N), Range Three West of the Fifth Principal Meridian, Delaware County, Iowa, according to Plat Recorded in Book 7 Plats, Page 144; Also Parcel E Part of the Parcel B of the Southeast Quarter (SE ¼), Section 26, Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian Delaware County, Iowa, according to Plat recorded in Book 2001, Page 54.

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: 5-1-2010

Timothy J. Fitzgerald (Grantor)

Janet M. Fitzgerald (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me on May 1, 2010, by Timothy J. Fitzgerald and Janet M. Fitzgerald.

SHAWN M. FITZGERALD
COMMISSION NO. 750429
MY COMMISSION EXPIRES
12/20/2010

Shawn M. Fitzgerald, Notary Public

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