



Document 2025 3476

Book 2025 Page 3476 Type 03 004 Pages 2
Date 12/22/2025 Time 11:51:44AM
Rec Amt \$12 00 Aud Amt \$10.00
Rev Transfer Tax \$1,844.00
Rev Stamp# 469 DOV# 477

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

1,152,600

Return To: B4 Holdings LLC and BG3 Farms, LLC 1904 Hogback Bridge Rd., Winterset, IA 50273

Taxpayer: B4 Holdings LLC and BG3 Farms, LLC 1904 Hogback Bridge Rd., Winterset, IA 50273

Preparer: Todd G. Nielsen, 211 N. Maple Street, Creston, IA 50801, Tel: 641-782-7007



COURT OFFICER DEED

IN THE MATTER OF THE
WILLIAM T. COLLINS VS. J. THOMAS
COLLINS, A/K/A THOMAS COLLINS

now pending in the Iowa District Court in and for Madison County. Case No. EQCV035572

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to **One-half (1/2) Interest to B4 Holdings LLC, a limited liability company organized and existing under the laws of Iowa and One-half (1/2) Interest to BG3 Farms, LLC, a limited liability company organized under the laws of Iowa**, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. A tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Nineteen (19), containing 4.4745 acres, as shown in Plat of Survey filed in Farm Plat Record 1, Page 111 on June 30, 1975, in the Office of the Recorder of Madison County, Iowa;
2. All that part of Parcel "K" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) thereof, containing 12.93 acres, as shown in Plat of Survey filed in Book 2025, Page 3307, on December 5, 2025 in the Office of the Recorder of Madison County, Iowa;

AND

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **AND** the East 4 acres of the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of said Section Eighteen (18); **AND** the South 2 rods of the West 82 acres of the Fractional West Half (1/2) of the Southwest Quarter (1/4) of said Section Eighteen (18), **EXCEPT** the West 4 rods thereof;

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: December 17, 2025

By: [Signature] _____

Robert J. Engler, Trust Officer

By: Kim Baker, TRUST Dept _____
Kim Baker, Trust Officer

STATE OF IOWA, COUNTY OF Union

This record was acknowledged before me on 12/17/2025, by Robert J. Engler and Kim Baker, Trust Officers of Iowa State Savings Bank.

[Signature]
Signature of Notary Public

