

Document 2007 3988

Book 2007 Page 3988 Type 03 001 Pages 3

Date 10/30/2007 Time 3:35 PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Bridges Winery, L.L.C., 4507 98th St., Urbandale, IA 50322

F&M **Return Document To:** (Name and complete address)

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Grantors:

Madison County Winery, L.L.C.

Grantees:

Bakker, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Madison County Winery, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Bakker, LLC

the following described real estate in Madison County, Iowa:
See Legal Description Attached

This deed is being recorded to correct an error contained in the legal description of the Warranty Deed recorded in Book 2007, Page 3090 of the Recorder's Office of Madison County, Iowa.

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.

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.

Dated: 10/30/07

Madison County Winery, L.L.C.
a(n) limited liability company

By Douglas D. Bakker
Douglas D. Bakker, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on this 30th day of October 2007
by DOUGLAS D. BAKKER as
MANAGER of
Madison County Winery, L.L.C.

William M. Dickey

Notary Public



The West 228 feet of the East 294 feet of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); and also beginning at the Northeast Corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), thence South 388.50 feet, thence South $89^{\circ}20'$ West along the tangent and centerline of the public highway 294 feet, thence North 376 feet to the North line of the said Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), thence Easterly along the said North line to the point of beginning, subject to road easement along the South side thereof, and the West 46 Rods and 14 Feet of the South 70 Rods of the East 42 Acres of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), all in Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa