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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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

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

Taxpayer: B Bar Enterprises, LLC, 3175 Pleasantview Trail, Peru, IA 50222



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Rebecca R. Koerwitz and Steve Koerwitz, Wife and Husband

do hereby

Convey to B Bar Enterprises, LLC

the

following described real estate in Madison County, Iowa:

See Exhibit "A"

This deed is given for the purpose of forming a limited liability company. Therefore no Declaration of Value or Ground Water Statement is required.

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.

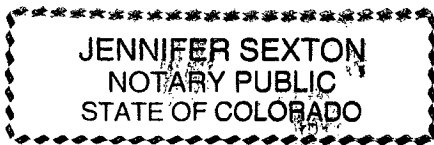
Dated: Sept 25, 2010

Rebecca R Koerwitz
Rebecca R. Koerwitz (Grantor)

Steve Koerwitz
Steve Koerwitz (Grantor)

STATE OF COLORADO, COUNTY OF Arapahoe

This instrument was acknowledged before me on September 25th, 2010, by Rebecca R. Koerwitz and Steve Koerwitz



My Commission Expires 07/23/2014

Jennifer Sexton, Notary Public

(This form of acknowledgment for individual grantor(s) only)

All right, title and interest in and to:

EXHIBIT "A"

The Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; ALSO the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.; also commencing twenty (20) rods South of the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., running thence South twenty (20) rods, thence West eighty (80) rods, thence North twenty (20) rods, thence East eighty (80) rods to the place of beginning, containing ten (10) acres, also, a certain tract commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., and running thence East twenty (20) rods, thence South twenty (20) rods, thence West twenty (20) rods, thence North twenty (20) rods to the place of beginning, containing two and one-half ($2\frac{1}{2}$) acres, EXCEPT a tract of land described as follows: Beginning at the Northeast corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Section Twenty-three (23), North $90^{\circ}00'00''$ East 27.18 feet; thence South $00^{\circ}50'43''$ West 115.93 feet; thence North $88^{\circ}24'19''$ West 27.31 feet; thence South $00^{\circ}07'50''$ West 772.95 feet; thence South $89^{\circ}29'37''$ West 653.82 feet; thence North $04^{\circ}31'31''$ West 214.08 feet; thence North $00^{\circ}00'00''$ 680.48 feet to the North line of said Section Twenty-three (23); thence along said North line, North $90^{\circ}00'00''$ East 674.27 feet to the point of beginning. Said parcel of land contains 13.773 acres, including 0.054 acres county road right of way.

AND

Lot Four (4) in Block Four (4) of West Addition to Winterset, Madison County, Iowa