



Document 2010 2890

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Rec Amt \$19.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - 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 ~~JOINT TENANCY~~

For the consideration of One Dollar(s) and other valuable consideration,
Donald B. Beeler and Anna Rebecca Kerr, Husband and Wife

do hereby

Convey to B Bar Enterprises, LLC

~~as joint~~

~~tenants with Full Rights of Survivorship and not as Tenants in Common~~, 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 es-
tate 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: 15 Oct 2010

Donald B. Beeler

Donald B. Beeler

(Grantor)

Anna Rebecca Kerr

Anna Rebecca Kerr

(Grantor)

STATE OF CALIFORNIA, COUNTY OF _____

This instrument was acknowledged before me on _____, by Donald B. Beeler
and Anna Rebecca Kerr

See Attached Acknowledgment

_____, Notary Public

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

State of California

ss. CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

County of Alameda

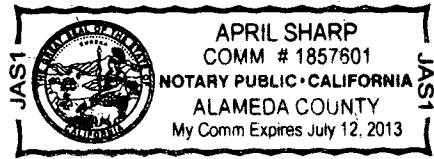
On Oct. 15, 2010, before me April Sharp - Notary Public

Personally appeared Donald B. Beeler & Anna Rebecca Kerr who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

April Sharp (seal)



ADDITIONAL OPTIONAL INFORMATION

Although law does not require the information in this section, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

Number of pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
- Corporate Officer
- Partner(s)
- Attorney-In-Fact
- Trustee(s)
- Other _____

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