



Document 2010 2891

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Rec Amt \$24.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

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)

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

Return Document To: (Name and complete address)

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

Grantors:

Larry W. Beeler
Lynne Beeler
Gary D. Beeler
Laura Beeler

Grantees:

B Bar Enterprises, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of One

Dollar(s) and other valuable consideration,

Larry W. Beeler and Lynne Beeler, husband and wife, Gary D. Beeler and Laura Beeler, husband and wife,

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.

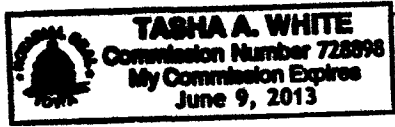
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____

| | | | |
|---|-----------|-------|-----------|
| <u>Larry W. Beeler</u> Larry W. Beeler | (Grantor) | _____ | (Grantor) |
| <u>Lynne Beeler</u> Lynne Beeler | (Grantor) | _____ | (Grantor) |
| <u>Gary D. Beeler</u> Gary D. Beeler | (Grantor) | _____ | (Grantor) |
| <u>Laura Beeler</u> Laura Beeler | (Grantor) | _____ | (Grantor) |

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on Oct 20 2010, by
Larry W. Beeler and Lynne Beeler

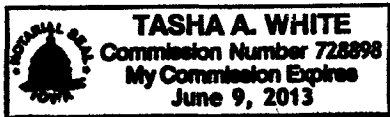


Tasha A. White
_____, Notary Public

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on October 21, 2010, by
Gary D. Beeler and Laura Beeler

Tasha A. White
_____, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

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