



Document 2013 2210

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Date 7/29/2013 Time 11:08 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$863.20

Rev Stamp# 210 DOV# 215

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Prepared by: Matthew J. Hemphill ICIS #AT0003418  
218 S. 9th St., P.O. Box 8, Adel, IA 50003  
Phone (515) 993-1000

Send Tax Statement to: Voss Cattle Company, LLC, 33464 Delta Trail, Dexter, IA 50070

*E* ✓ Return to: Matthew J. Hemphill, 218 S. 9th St., P.O. Box 8, Adel, IA 50003

**\$540,000**

### WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, 3B Family Farms, LLC, a limited liability company organized and existing under the laws of Iowa (**Grantor**) does hereby Convey to Voss Cattle Company, LLC, (**Grantee**) the following described real estate in Madison County, Iowa:

Parcel "B" of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa, as shown on the Plat of Survey filed June 1, 2007 in Book 2007 at Page 2258.

subject to any easements and restrictions of record.

**The Limited Liability Company further warrants that it is: Member-managed**

**This deed is signed by a majority of the members and officers. The undersigned have the authority to convey this property on behalf of the limited liability company pursuant to the limited liability company's operating agreement.**

**This sale is made in the ordinary course of business of the limited liability company.**

**Document or instrument number of previously recorded documents:** \_\_\_\_\_

The grantor hereby covenants with grantee, 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 July 26, 2013

3B FAMILY FARMS, LLC,  
an Iowa limited liability company

By: [Signature]  
Jeff Boston  
Its: President and Member

By: [Signature]  
Chip Boston  
Its: Secretary/Treasurer and Member

STATE OF IOWA, COUNTY OF DALLAS, ss:

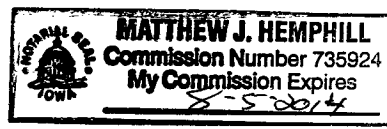
This instrument was acknowledged before me on July 26, 2013, by Jeff Boston as President and Member of 3B Family Farms, LLC.



[Signature]  
Matthew Hemphill Notary Public

STATE OF IOWA, COUNTY OF DALLAS, ss:

This instrument was acknowledged before me on July 26, 2013, by Chip Boston as Secretary/Treasurer and Member of 3B Family Farms, LLC.



[Signature]  
Matthew Hemphill Notary Public