



Document 2014 2064

Book 2014 Page 2064 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$519.20
Rev Stamp# 294 DOV# 306

INDX ✓
ANNO ✓
SCAN ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

\$325,000

Preparer Information: (name, address and phone number)

James S. Dougherty, 801 North Ave, Norwalk, Ia 50211, Phone: (515) 981-5401

1/2

Taxpayer Information: (name and complete address)

YT Farms, LLC, 25011 River Ridge Rd, Adel, IA 50003

Return Document To: (name and complete address)

YT Farms, LLC, 25011 River Ridge Rd, Adel, IA 50003

Grantors:

BVI Real Estate LLC

Grantees:

YT Farms, LLC

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, BVI Real Estate, LLC, a corporation organized and existing under the laws of Iowa, does hereby Convey to YT Farms, LLC the following described real estate in Madison County, Iowa:

A parcel of land located in the South Three-fourths (3/4) of the West One-fourth (1/4) of Section (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North of County Highway P-71 (Old U.S. #169), continuing 99.35 acres, as shown in Plat of Survey filed in Book 2, Page 43 on August 13, 1986, in the Office of the Recorder of Madison County, Iowa.



The Limited Liability Company does hereby covenant with Grantee, and Successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is signed by the manager of the company.

Grantor further covenants as follows: Grantor is a manager managed limited liability company. This conveyance is in the ordinary course of business of Grantor. The person or persons signing below has or have the requisite authority to sign this deed on behalf of the Grantor.

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.

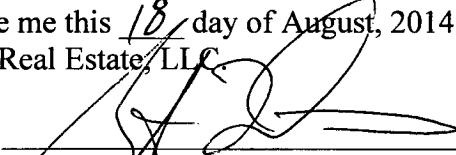
Dated: 8.18.14

BVI Real Estate, LLC, a(n) Iowa Limited Liability Company

By 
Brad VanWeeldon, Member, Manager

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me this 18 day of August, 2014, by Brad VanWeeldon, as Managing Member of BVI Real Estate, LLC.


Signature of Notary Public

