



Document 2024 864

Book 2024 Page 864 Type 03 001 Pages 2

Date 4/25/2024 Time 12:50:13PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$567.20

Rev Stamp# 111 DOV# 115

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$355,000⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

CB48830

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Mike Burton, 1923 152nd St., Earlham, IA 50072 and Jessica Burton,
1923 152nd St., Earlham, IA 50072

 **Return Document To:** Mike Burton, 1923 152nd St., Earlham, IA 50072

Grantors: BG3 Farms, LLC

Grantees: Mike Burton and Jessica Burton


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Three Hundred Fifty-Five Thousand Dollar(s) and other valuable consideration, BG3 Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Mike Burton and Jessica Burton, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

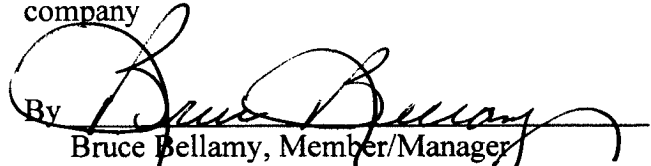
Parcel "E" located in the South Half (½) of the Northwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.42 acres, as shown in Plat of Survey filed in Book 2024, Page 735 on April 8, 2024, in the Office of the Recorder of Madison County, Iowa. 

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: 4/24/24.

BG3 Farms, LLC, an Iowa limited liability company

By 
Bruce Bellamy, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/24/24,
by Bruce Bellamy, as Member/Manager, of BG3 Farms, LLC a limited liability company.




Signature of Notary Public