



Document 2021 4199

Book 2021 Page 4199 Type 03 001 Pages 2

Date 10/08/2021 Time 12:10:41PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$479.20

Rev Stamp# 520 DOV# 512

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

#300,000

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: BG3 Farms, LLC, 1904 Hogback Bridge Road, Winterset, IA 50273

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Christopher S. Hartley and Kelly Hartley

Grantees: BG3 Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Christopher S. Hartley and Kelly Hartley, husband and wife, do hereby Convey to BG3 Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

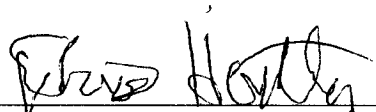
The Southwest Quarter (¼) of the Northwest (¼) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 4.44 acres of land, more or less, as shown in Plat of Survey filed in Book 2021, Page 3929 on September 20, 2021, in the Office of the Recorder of Madison County, Iowa.

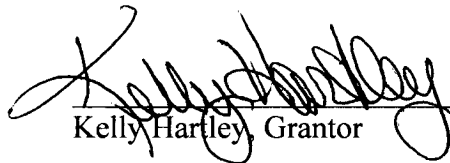


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

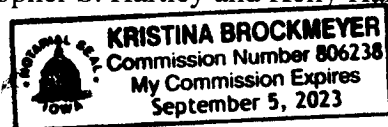
Dated: 10-6-21


Christopher S. Hartley, Grantor


Kelly Hartley, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 6, 2021 by Christopher S. Hartley and Kelly Hartley.




Signature of Notary Public