



Document 2021 5035

Book 2021 Page 5035 Type 03 001 Pages 3
Date 12/10/2021 Time 11:24:55AM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$1,619.20 ANNO
Rev Stamp# 617 DOV# 608 SCAN
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

\$1,012,500

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jerrold B. Oliver, 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:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Craig F. Morris

Grantees: BG3 Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Million Twelve Thousand Five Hundred Dollar(s) and other valuable consideration, Craig F. Morris, single, does 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:

See attached legal

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.

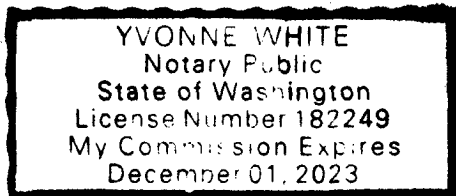
Dated: 10/1/21

Craig F. Morris
Craig F. Morris, Grantor

STATE OF WASHINGTON, COUNTY OF King

This record was acknowledged before me on October 1, 2021 by
Craig F. Morris.

Yvonne White
Signature of Notary Public



The West Fractional Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part thereof conveyed for highway purposes.