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Date 1/04/2022 Time 8:27:30AM

Rec Amt \$17.00 Aud Amt \$15.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Gary D. Beeler, 3175 Pleasantview Trail, Peru, Iowa 50222

✓ **Return Document To:** Gary D. Beeler, 3175 Pleasantview Trail, Peru, Iowa 50222

Grantors: Estate of Nelda Beeler, Deceased

Grantees: B Bar Enterprises, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

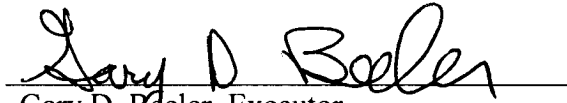
The Estate of Nelda Beeler, Deceased
now pending in the Iowa District Court in and for Madison County. Case No. ESPR013232

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to B Bar Enterprises, LLC, an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).
Description Attached

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: 11-24-2021.

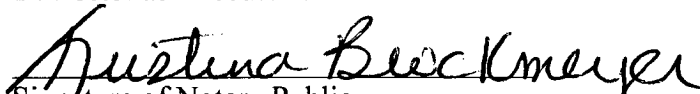


Gary D. Beeler, Executor

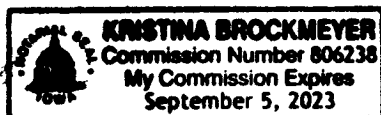
As Executor *in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF Madison, ss:

This record was acknowledged before me on November 24, 2021 by Gary D. Beeler as Executor of Nelda Beeler Estate.



Signature of Notary Public



The Southeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

The North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the South 29.24 Rods of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa.

AND

The South Three-fourths ($S \frac{3}{4}$) of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirteen (13), and the South fifty (50) Acres of the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-four (24), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa