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Date 1/04/2022 Time 8:30:50AM

Rec Amt \$17.00 Aud Amt \$15.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Gary D. Beeler, 3175 Pleasantview Trail, Peru, Iowa 50222
Taxpayer: B Bar Enterprises, LLC, 3175 Pleasantview Trail, Peru, Iowa 50222
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Rebecca Beeler Koerwitz and Steven K. Koerwitz, Wife and Husband do hereby Convey 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).

All right title and interest in and to:

See Description Attached

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: 11-23-21

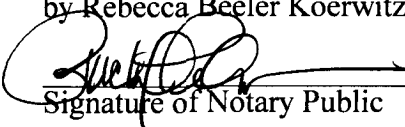
Rebecca Beeler Koerwitz
Rebecca Beeler Koerwitz, Grantor

Steven K. Koerwitz
Steven K. Koerwitz, Grantor

STATE OF COLORADO, COUNTY OF

Adams

This record was acknowledged before me on November 23, 2021 by
by Rebecca Beeler Koerwitz and Steven K. Koerwitz



Signature of Notary Public

**RACHEL PEHRSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024020366
MY COMMISSION EXPIRES 06/24/2022**

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