

**CONSIDERATION \$1,308,360**

BK: 2022 PG: 3665  
Recorded: 12/16/2022 at 9:22:51.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$2,092.80  
LISA SMITH RECORDER  
Madison County, Iowa

**COURT OFFICER DEED  
Recorder's Cover Sheet**

**Preparer Information:** Matthew J. Hemphill, 218 S. 9th Street, Adel, IA 50003;  
Phone: 515-993-1000

**Taxpayer Information:** BG3 Farms, LLC, c/o Bruce Bellamy, 1904 Hogback Bridge Road,  
Winterset, IA 50273

**Return Document To:** BG3 Farms, LLC, c/o Bruce Bellamy, 1904 Hogback Bridge Road,  
Winterset, IA 50273

**Grantors:** Estate of Connie Kay Bailey

**Grantees:** BG3 Farms, LLC.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



COURT OFFICER DEED

Estate of Connie Kay Bailey, a/k/a Connie K. Bailey, one and the same person, now pending in the Iowa District Court in and for Madison County. Case No. ESPR013274.

Pursuant to the authority and power vested in the undersigned, and in consideration of one dollar(s) and other valuable consideration, the undersigned co-executors, Lynn Wildin, Julie Wilson, and Alan Utsler, in the representative capacity designated below, do hereby Convey an undivided one-half interest to BG3 Farms, LLC, and an undivided one-half interest to Jeffrey Ken Bellamy and Stephanie Lynn Bellamy, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

The East 100 acres of the Southeast Quarter (SE¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., containing 5.196 acres, as shown in plat of survey filed in Book 2, Page 458, and recorded on April 6, 1994 in the office of the recorder of Madison County, Iowa.

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: December 14, 2022.

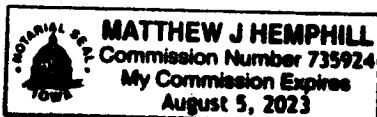
By: Lynn D. Wildin
Lynn Wildin, Co-Executor

By: Julie Wilson
Julie Wilson, Co-Executor

By: Alan Utsler
Alan Utsler, Co-Executor

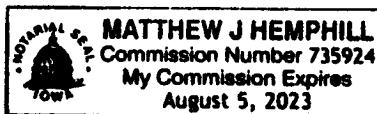
STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 14, 2022, by Lynn Wildin, Co-Executor of the Estate of Connie Kay Bailey.



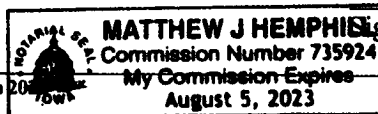
Signature of Notary Public

This record was acknowledged before me on December 14, 2022, by Julie Wilson, Co-Executor of the Estate of Connie Kay Bailey.



Signature of Notary Public

This record was acknowledged before me on December 14, 2022, by Alan Utsler, Co-Executor of the Estate of Connie Kay Bailey.



Signature of Notary Public