



Document 2023 3080

Book 2023 Page 3080 Type 03 001 Pages 2

Date 12/18/2023 Time 11:07:49AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$2,639.20

Rev Stamp# 433 DOV# 433

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$1,650,000<sup>00</sup>

**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:** Steven Don Stanley and S. Kay Stanley

**Grantees:** BG3 Farms, LLC

**Legal Description:** See Page 2

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



## WARRANTY DEED

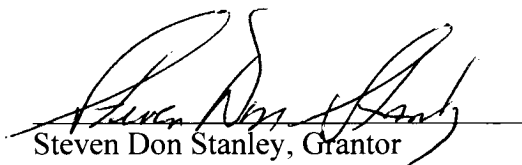
For the consideration of One Million Six Hundred Fifty Thousand Dollar(s) and other valuable consideration, Steven Don Stanley and S. Kay Stanley, husband and wife, do hereby Convey to BG3 Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

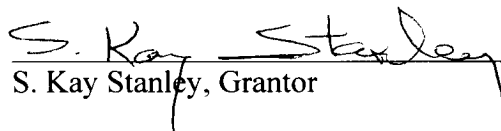
The South Half (S1/2) of the Northwest Quarter (NW1/4) and the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

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.

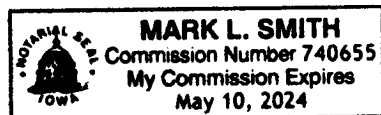
Dated: 12/15/23.

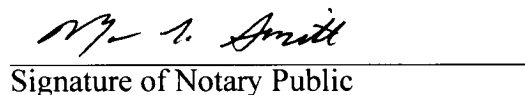
  
Steven Don Stanley, Grantor

  
S. Kay Stanley, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/15/2023 by  
Steven Don Stanley and S. Kay Stanley.



  
Signature of Notary Public