

BK: 2025 PG: 530
Recorded: 3/4/2025 at 3:50:05.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa



BILL OF SALE

Return Document To: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Tel: 515-697-4282

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, 515-697-4282

Tax Statements: Madison County Winery, LLC, 3021 St. Charles Rd., St. Charles, IA 50240

For the consideration of the sum of One Dollar and other valuable consideration, Madison County Winery, LLC ("Seller") does hereby sell, transfer and assign to Durnan Wine, LLC ("Buyer") the personal property described in Exhibit A and B in Madison County, State of Iowa.

Sellers hereby covenant with Buyer that Sellers are the owners of said personal property, that Sellers have good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Sellers covenant to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

SELLERS HEREBY SELL, TRANSFER AND ASSIGN SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyer and Sellers certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

Dated 02-25, 2025.

SELLER, Madison County Winery, LLC

BUYER, Durnan Wine, LLC

Doug Bakker
Doug Bakker, Owner

Amy Durnan, owner
Amy Durnan, Owner

Cheryl Bakker
Cheryl Bakker, Owner

Anthony Durnan
Anthony Durnan, Owner

STATE OF IOWA, COUNTY OF DALLAS ^{Polk} ^{row}

This record was acknowledged before me on February 25, 2025, by Doug Bakker and Cheryl Bakker, owners of Madison County Winery, LLC.

Ramona N. Cunningham
Signature of Notary Public

STATE OF IOWA, COUNTY OF DALLAS ^{Polk} ^{row}

This record was acknowledged before me on February 25, 2025, by Amy Durnan and Anthony Durnan, owners of Durnan Wine, LLC.

Ramona N. Cunningham
Signature of Notary Public

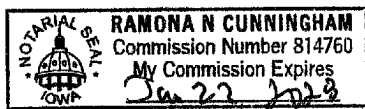


EXHIBIT A

- Four (4) commercial restaurant shelves with casters
- Two (2) rolling butcher block tables
- Custom Tasting Room Bar and Three (3) Tables
- Retail beverage cooler
- Patio furniture (miscellaneous tables and chairs)
- Eight (8) 60" Lifetime round tables
- Sixty-Eight (68) white Lifetime chairs
- Eight (8) 30" round cocktail tables
- Three (3) EZ-Up 10x10 folding tents
- Kitchen appliances including but not limited to:
 - o Refrigerator
 - o Stove/Oven
 - o Microwave/convention
 - o Dishwasher
 - o Stainless Steel Tables
 - o Ice Maker
 - o Washer
 - o Dryer
- Under-counter commercial refrigerator
- Two (2) antique french champagne riddling racks
- Frozen beverage machine
- New and used glassware
- Printed wine labels
- Miscellaneous kitchen/restaurant supplies
- Twelve (12) French oak barrels
- Two (2) Pallet jacks
- Used Hyster forklift
- Heated power washer
- Thirty (30) 1/6 bbl stainless steel kegs
- Grasshopper mower with 62" deck and new engine
- Jacto airblast sprayer
- Small pull-behind sprayer
- 12' commercial warehouse racks (unsure)
- Two (2) leather loveseats and coffee table (unsure)
- Miscellaneous tools including but not limited to:
 - o Mower
 - o Weed Trimmer
 - o Drills
 - o Tool Chest

EXHIBIT B

Wine (750 ML unless otherwise specified)	# of Bottles
Bourbon Barrel Red	329
Cabernet Sauvignon	625
Chenin Blanc	418
Cranberry	2965
Hunters Moon	450
Lollipop	3885
Malbec	69
Merlot	16
Midnight Rain	976
Petite Sirah	457
PINK	274
Pinot Grigio	375
Raspberry Blanc	509
Rosato (Dry Rose`)	540
Sangiovese	587
Strawberry Blonde	1724
Vignoles	624
OURO (375 ML)	237
Phat Man (500 ML)	1284
Wine in Tanks (Bottled in January 2025)	
OURO (375 ML)	736
Hunters Moon	1621
Chenin Blanc	485
Wine in Tanks Converted to Bottle Equivalent	
Raspberry Blanc	1595
Malbec	98
Summer Blonde	3312
PINK	1514
Sangria Bottles	80
Subtotal Bottled Wines	
	25,705
Sangria Kegs (5.16 gallon kegs) (Each keg is the equivalent of 26 bottles)	25.75
Vinegar	719