



Document 2026 2142

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Date 7/16/2026 Time 2:09:28PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$447.20
Rev Stamp# 264 DOV# 249

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$280,000⁰⁰

Preparer: David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9707RE)
Return To: BG3 Farms, LLC, 1904 Hogback Bridge Road, Winterset, IA 50273
Taxpayer Information: BG3 Farms, LLC, 1904 Hogback Bridge Road, Winterset, IA 50273 **CASH 189800**

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David C. Berven and Lecia G. Berven, a married couple**, do hereby Convey an undivided one-half interest to **BG3 Farms, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa, AND an undivided one-half interest to **Greg Bellamy** in the following described real estate in Madison County, Iowa:

Parcel "N" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 34.86 acres, as shown in Plat of Survey filed in Book 2026, Page 837 on March 27, 2026, in the Office of the Recorder of Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Subject to all covenants, restrictions and easements of record.

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: 07/14/2026

David C. Berven
David C. Berven

Lecia G. Berven
Lecia G. Berven

STATE OF IOWA)
COUNTY OF POIT) ss:

This record was acknowledged before me on July 14 2026, by
David C. Berven and Lecia G. Berven, a married couple.

Nicholas D. Pulliam
Notary Public in and for said State

