



Document 2012 1078

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 104 DOV# 107

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (594ESP)

✓ **Return To:** BVI Real Estate, LLC, 5672 NW 5th Court, Des Moines, Iowa 50313

Taxpayer Information: BVI Real Estate, LLC, 5672 NW 5th Court, Des Moines, Iowa 50313

\$250,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Beasley Farms, Inc.**, a corporation organized and existing under the laws of Iowa does hereby Convey to **BVI Real Estate, L.L.C., an Iowa Limited Liability Company**, the following described real estate in Madison County, Iowa:

All that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8) which lies North and West of public road as now located across said land, in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The North Half (1/2) of the Southwest Quarter (1/4), and a tract of land described as follows: Commencing at the Southwest corner of the West 4 ½ acres of the Southwest Quarter (1/4) of the Northeast Quarter (1/4), running thence East to the Southeast corner of said 4 ½ acre tract, thence North 810 feet, thence West 400 feet, thence South 480 feet, thence West to a point 470 feet East of the West line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence South to the South line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence East to the place of beginning; all of Section 8, Township 75 North, of Range 28 West of the 5th P.M., Madison County, Iowa.

Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) and West Four and One-half (4 ½) acres of the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼), except a tract commencing at the Southwest corner of said Southwest Quarter of Northeast Quarter, thence East to the Southeast (SE) corner of said Four and One-half (4 ½) acre tract, thence North Eight Hundred Ten (810) feet, thence West Four Hundred (400) feet, thence South Four Hundred Eighty (480) feet, thence West to a point Four Hundred Seventy (470) feet East of the West line of the Southeast Quarter of Northwest Quarter (SE ¼ NW ¼), thence South to the South line thereof, thence East to the point of beginning, in Section Eight (8), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The W 335.08 feet of the E 34.27 A of the SW ¼ NE ¼ Sec. 8, lying W of the public highway running N and S in Twp. 75 N., Range 28 W of the 5th P.M. Also, beginning at the point of intersection of the E line of the W 4.50 A of the SW ¼ NE ¼ and the S line of the NW ¼ NE ¼ Sec. 8, Twp. 75 N., Range 28 W of the 5th P.M.; thence N 48.0 feet; thence E 335.08 feet; thence S 48.0 feet; thence W to the point of beginning, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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: 4-4-2012

Beasley Farms, Inc., an Iowa Corporation

By: F.T. Beasley

STATE OF IOWA)
COUNTY OF ADAMS) ss:

On this 4th day of April, 2012, before me the undersigned, a Notary Public in and for said State, personally appeared F.T. Beasley as PRES. of Beasley Farms, Inc., an Iowa Corporation.



Michael A. Clark
Notary Public in and for said State