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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Bakker, L.L.C.
4507 - 98th Street
Urbandale, IA 50322

☒ **Return Document To:** (Name and complete address)

Mark L. Smith
P.O.Box 230
Winterset, IA 50273

Grantors:

Bakker, L.L.C.

Grantees:

Madison County Winery, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----\$1.00----- Dollar(s) and other
valuable consideration, Bakker, L.L.C.

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Madison County Winery,
L.L.C.

the following described real estate in Madison County, Iowa:
See 1 in Addendum

The grantor 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, according to the context.

Dated: Dec 11, 2012

Bakker, L.L.C.

a(n) Limited Liability Company

By Douglas D. Bakker
Douglas D. Bakker, Member-Manager

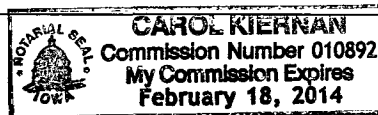
By _____

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this December 11, 2012,
by Douglas D. Bakker
as Member-Manager
of Bakker, L.L.C.

Carol Kiernan

, Notary Public



Addendum

1. □The West 228 feet of the East 294 feet of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4); and also beginning at the Northeast Corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), thence South 388.50 feet; thence South 89°20' West along the tangent and centerline of the public highway 294 feet; thence North 376 feet to the North line of the said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); thence Easterly along the said North line to the point of beginning, subject to road easement along the South side thereof, and the West 46 rods and 14 feet of the South 70 rods of the East 42 Acres of the North Half (N ½) of the Northwest Quarter (NW 1/4), all in Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Bakker, L.L.C. is a member-managed L.L.C. and Douglas D. Bakker is the sole Member-Manager for the L.L.C. and therefore has authority to sign on behalf of the L.L.C.. This transaction is occurring in the ordinary course of business.

The consideration for this transfer is less than \$500.00; therefore, no Declaration of Value or Ground Water Hazard Statement is required.