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Date 2/27/2013 Time 4:06 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 51 DOV# 48

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 104

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

BVI Real Estate, L.L.C., 5672 NW 5th Court, Des Moines, IA 50313

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Madison Farms, Inc.

Grantees:

BVI Real Estate, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of \$130,000.00

Dollar(s) and other valuable consideration,

Madison Farms, Inc.

a corporation organized and existing under the laws of
State of Iowa

does hereby Convey to

BVI Real Estate, L.L.C.

the following described real estate in Madison County, Iowa:

The North Forty-four (44) acres of the West Half (1/2) of the Southwest Quarter (1/4), EXCEPT a tract of land described as follows, to-wit: Commencing 132 feet South of the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence East 1320 feet, thence North 30 feet, thence West 1320 feet, thence South 30 feet to the point of beginning; AND EXCEPT a tract of land described as follows, to-wit: Commencing at a point 102 feet South of the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence East 312 feet, thence North 419 feet, thence West 312 feet, thence South 419 feet to the point of beginning, containing 3.00 acres more or less; AND all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) lying South of the public highway, containing 10 acres, more or less; ALL in Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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, according to the context.

Madison Farms, Inc.

Dated: February 25th, 2013

By Gene C. Lange President
Gene C. Lange Title

By _____
Title

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on February 25th, 2013
by Gene C. Lange
as President
of Madison Farms, Inc.



Patrick F. Conkner
Patrick F. Conkner, Notary Public