

Recorded: 12/12/2025 at 1:36:16.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$4.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3397

Prepared by & Return to: Stephen B. Larson, Simmons Perrine PLC 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401, (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Edgewood Feed Mill, Inc., 1986 State Highway 3, Edgewood, IA 52042

WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **Marjorie M. Perrinjaquet, a single person ("Grantor")** does hereby convey to **Edgewood Feed Mill, Inc., an Iowa corporation ("Grantee")** the following described real estate in Delaware County, Iowa:

PARCEL '2025-28' LOCATED IN LOT 5 OF MARLIE PS SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 06 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, PER PLAT OF SURVEY THEREOF RECORDED NOVEMBER 12, 2025 IN BOOK 2025, PAGE 3044 OF THE RECORDS OF THE DELAWARE COUNTY, IOWA, RECORDER,

together with and subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 to warrant and defend the real estate against lawful claims of all persons, except as may be above stated.

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.

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.

(Signature Page Follows)

Dated: December 11 2025

Marjorie M. Perrinjaquet

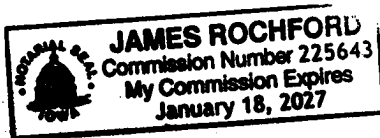
By: Karen K. Huston

Name: Karen K. Huston,

Title: Power of Attorney for Marjorie M. Perrinjaquet

State of Iowa, County of Des Moines ss:

This instrument was acknowledged before me on December 11 2025, by Karen K. Huston as Power of Attorney for Marjorie M. Perrinjaquet.



[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

My Commission Expires: 1-18-27

(Signature Page to Deed)