

Recorded: 12/12/2025 at 1:37:09.0 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: 3398

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: Marjorie M. Perrinjaquet c/o Karen K. Huston, 418 Franklin Street, Galena, IA 61036

WARRANTY DEED

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

PARCEL 1, PART OF LOT 11 OF THE SUBDIVISION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THREE (3), TOWNSHIP NINETY NORTH (T90N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2008, PAGE 904.

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.

This deed may be executed in counterparts, which, when delivered and taken together, shall constitute a single binding instrument.

(Signature Page Follows)

Dated: December 11 2025

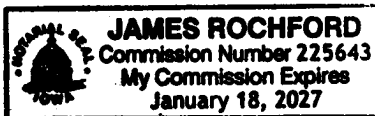
Edgewood Feed Mill, Inc.

By: [Signature]
Name: Jordan Perrinquet
Title: manager

By: [Signature]
Name: Jordan Perrinquet
Title: member

State of Iowa, County of Delaware ss:

This instrument was acknowledged before me on December 11 2025, by
Jordan Perrinquet, Jordan Perrinquet of Edgewood Feed Mill, Inc.



[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

My Commission Expires: 1-18-27

State of Iowa, County of Delaware ss:

This instrument was acknowledged before me on December 11 2025, by
Jordan Perrinquet, Jordan Perrinquet of Edgewood Feed Mill, Inc.



[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

My Commission Expires: 1-18-27

(Signature Page to Deed)