

BK: 2023 PG: 2793
Recorded: 11/13/2023 at 1:47:04.0 PM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$5,199.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$3,250,000.00

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkwy Ste 200, West Des Moines, IA 50266
5158649370

Return To and Taxpayer Information:
Saratoga Farms, LLC, 12119 Stratford Dr Ste B, Clive, IA 50325

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Double T Ventures, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa, does hereby Convey an undivided 45% interest to **CFH, LLC**, an undivided 45% interest to **Saratoga Farms, LLC**, an undivided 5% interest to **HCN Farms, LLC** and an undivided 5% interest to **TP Property, LLC**, all as tenants in common, in the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Subject to all covenants, restrictions and easements of record.

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

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: 11 8 2023

Double T Ventures, L.L.C., an Iowa Limited Liability Company

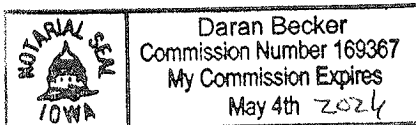
By: Troy Rinaud

Troy Rinaud
Printed Name

manager/member
Title

STATE OF Iowa)
) ss:
COUNTY OF Dallas)

This record was acknowledged before me on 11 8 2023 by
Troy Rinaud as manager of Double T Ventures, L.L.C., an
Iowa Limited Liability Company.



Daran Becker
Notary Public in and for said State

Legal Description

The West 26½ acres of Government Lot Three (3), AND the West 26½ acres of Government Lot Four (4) of Section Eighteen (18), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;
AND

The East Half (1/2) of Section Thirteen (13), in Township Seventy-seven (77), North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts:

- 1) The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13);
- 2) A parcel of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13), containing 5 acres, more or less, as shown in Plat of Survey filed in Book 1, Page 318 on November 2, 1984, in the Office of the Recorder of Madison County, Iowa;
- 3) Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirteen (13), containing 9.287 acres, as shown in Plat of Survey filed in Book 2002, Page 1915 on April 22, 2002, in the Office of the Recorder of Madison County, Iowa.