

BK: 2024 PG: 1151
Recorded: 5/29/2024 at 11:21:43.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,375.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2624ROGI)

Return To: IPE1031 REV539, LLC, ^{SL}4660 Ironwood Trail, Earham, IA 50072 *1619 Juniper Ct Earham, IA 50072*

Taxpayer Information: IPE1031 REV539, LLC, ^{SL}4660 Ironwood Trail, Earham, IA 50072 *1619 Juniper Ct Earham, IA 50072*

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **HCN Farms, LLC, a Limited Liability Company, and Saratoga Farms, LLC, a Limited Liability Company**, organized and existing under the laws of the State of Iowa does hereby Convey to **IPE1031 REV539, LLC**, the following described real estate:

The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Three (3); AND Parcel "B" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Three (3), containing 21.91 acres, as shown in Plat of Survey filed in Book 2024, Page 908 on April 30, 2024 in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 5-14-2024

HCN Farms, LLC, an Iowa Limited Liability Company

By: Hunter Norland

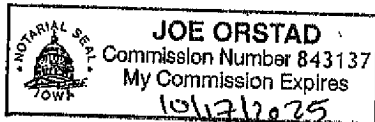
Hunter Norland
Printed Name

Manager
Title

STATE OF Iowa)
) ss:
COUNTY OF Polk)


This record was acknowledged before me on 5-14-2024 by Hunter Norland as manager of HCN Farms, LLC, an Iowa Limited Liability Company

[Signature]
Notary Public in and for said State



Dated: 5-14-2024

Saratoga Farms, LLC, an Iowa Limited Liability Company

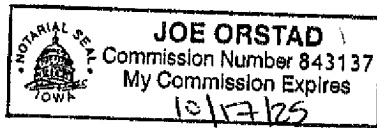
By: 

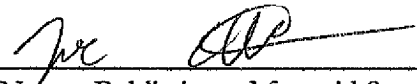
Quinn R. Kendrick
Printed Name

Manager
Title

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on 5-14-2024 by Quinn R. Kendrick as Manager of Saratoga Farms, LLC, an Iowa Limited Liability Company




Notary Public in and for said State