

\$398,750.00

BK: 2024 PG: 1738
Recorded: 7/19/2024 at 1:41:05.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$637.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: Timothy C. Hogan, Hogan Law Office, 1717 Ingersoll Ave, Ste 200, Des Moines, IA 50309
(515) 279-9059

Return to & Address Tax Statements: Chickenfoot Holdings, LLC, 6150 Village View Dr, Ste 113, West
Des Moines, IA 50266

WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, **SARATOGA FARMS, LLC**, a Delaware limited liability company (45%); and **HCN FARMS, LLC**, an Iowa limited liability company (5%); and **TP PROPERTY, LLC**, an Iowa limited liability company (5%), do hereby convey to **CHICKENFOOT HOLDINGS, LLC**, an Iowa limited liability company, an undivided 55% interest in the following described real estate:

Parcel "D" located in the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 51.857 acres, as shown in Plat of Survey filed in Book 2023, Page 2563 on October 19, 2023, in the Office of the Recorder of Madison County, Iowa.

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 Grantee and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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.

Dated July 11, 2024.

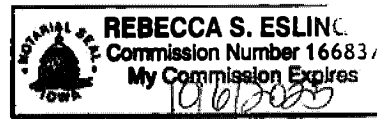
TP PROPERTY, LLC,
an Iowa limited liability company

By: 
Tim Portzen, Manager

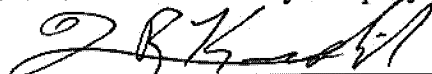
STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on July 10, 2024, by Tim Portzen,
as Manager of TP Property, LLC.

By: 
Notary Public



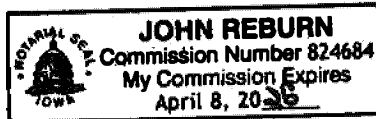
SARATOGA FARMS, LLC,
a Delaware limited liability company

By: 
Quinn Kendrick, Manager

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on July 11, 2024, by Quinn Kendrick, as Manager of Saratoga Farms, LLC.

By: 
Notary Public



HCN FARMS, LLC,
an Iowa limited liability company

By: *Hunter Norland*
Hunter Norland, Manager

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on July 11, 2024, by Hunter Norland, as Manager of HCN Farms, LLC.

By: *John Reburn*
Notary Public

