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County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$45.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By/Return To: James E. McCarthy, 666 Grand Ave., Suite 2000, Des Moines, IA 50309, 515.242.2400
Taxpayer Information: Paule Farms LLC, 3500 Pommel Pl., West Des Moines, IA 50265

TRUSTEES WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, John M. Paule and Shari J. Paule, as Co-Trustees of the John M. and Shari J. Paule Trust u/a/d May 18, 2006, as Restated (“Grantor”), do hereby convey to Paule Farms LLC, an Iowa limited liability company (“Grantee”), all its interest in the following described real estate in Madison County, Iowa (the “Real Estate”):

Parcel “D” located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.00 acres, as shown in Plat of Survey filed in Book 2017, Page 3704 on November 27, 2017, in the Office of the Recorder of Madison County, Iowa.

AND

The SW ¼ of the NE ¼ of Section 8, in Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, except a tract of land described as follows, to-wit: Commencing as a point of reference at the W ¼ Corner of said Section 8, thence North 82°41’00” East 3,894 feet to the point of beginning on the South line of the NE ¼ of said Section 8, thence North 01°41’30” West 289.03 feet; thence North 86°40’40” East 69.73 feet, thence South 2°26’00” East 284.05 feet, thence South 82°41’00” West 73.71 feet to the point of beginning.

AND

A tract of land located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows to-wit: Commencing as a point of reference at the West Quarter Corner of said Section Eight (8), thence North 82°42’00” East, 3894 feet to the point of beginning on the South line of the Northeast Quarter (1/4) of said Section Eight (8), thence North 01°41’30” West, 289.03 feet, thence North 86°40’40” East, 69.73 feet, thence North 02°26’00” West 529.95 feet, thence South 54°19’20” East 1139.38 feet, thence South 37.27 feet to a point on the South line of said Northeast Quarter (1/4), thence South 82°52’00” West, along said South line 971.64 feet to the point of beginning, containing 9.228 acres, including road right of way.

AND

All that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the South bank of North River.

AND

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "A", located in the Southeast Quarter of the Northeast Quarter of Section 8 and in the Southwest Quarter of the Northwest Quarter of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison Iowa, more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°57'42" West along the North line of the Southwest Quarter of the Northwest Quarter of said Section 9, 1320.46 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 9; thence South 85°57'42" West along the North line of the Southeast Quarter of the Northeast Quarter of Section 8, Township 76 North, Range 26 West of the 5th P.M., Madison County. Iowa, 1319.89 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 8; thence South 0°56'32" East along the West line of the Southeast Quarter of the Northeast Quarter of said Section 8, 497.69 feet; thence South 51°10'01" East along an existing fence line, 1139.36 feet; thence South 0°46'26" West, 4.16 feet to a point on the North right-of-way (R.O.W.) line of an unpaved County Road; thence North 86°02'31" East along said R.O.W. line, 1544.50 feet; thence North 62°39'55" East along, said R.O.W. line, 137.26 feet; thence North 24°06'23" East along said R.O.W. line, 149.20 feet; thence North 0°58'13" West along said R.O.W. line, 574.98 feet; thence North 5°46'48" East along said R.O.W. line, 280.77 feet to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 9; thence North 0°58'13" West along the East line of the Southwest Quarter of the Northwest Quarter of said Section 9, 242.11 feet to the Point of Beginning. Said Parcel contains 68.599 acres.

AND

Parcel "F", being that part of Parcel "C" recorded in Book 3, Page 223, lying South of the Centerline of North River being part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4), and part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), and all of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8), and part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) and part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), ALL IN Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 94.05 acres, as shown in Plat of Survey filed in Book

2024, Page 393 on February 21, 2024, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21). No actual consideration.

Grantor hereby covenants 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 Grantor covenants to warrant and defend the Real Estate against the lawful claims of all persons, except as may be above stated.

The undersigned, on behalf of Grantor, further warrants to Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such trust or the validity of the transfer. Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

[Signature Page Follows]

Dated: November 22, 2024

GRANTOR:

John M. and Shari J. Paule Trust
u/a/d May 18, 2006, as Restated

By: John M. Paule
Name: John M. Paule
Its: Co-Trustee

By: Shari J. Paule
Name: Shari J. Paule
Its: Co-Trustee

STATE OF IOWA)
) SS:
COUNTY OF POLK)

Signed and sworn to (or affirmed) before me on November 22, 2024, by John M. Paule and Shari J. Paule, as Co-Trustees of the John M. and Shari J. Paule Trust u/a/d May 18, 2006, as Restated.

James E. McCarthy
NOTARY PUBLIC IN AND FOR SAID STATE

