

BK: 2025 PG: 2811
Recorded: 10/21/2025 at 11:05:31.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$3,747.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Citadel Grounds, LLC, 1267 Warren Ave, Cumming 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **IPE1031 REV165, LLC n/k/a Gegner Farms, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Citadel Grounds, LLC** (the "Grantee"), the following described real estate:

The South Fractional Half (½) of the Northeast Fractional Quarter (¼) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is being conveyed by a Limited Liability Company in the ordinary course of business signed by a representative with the authority to act on behalf of the Limited Liability Company.

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.

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 Grantor 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: 10/16/25

Gegner Farms, LLC
an Iowa Limited Liability Company

By Kellee Hildreth

Printed Name: Kellee Hildreth

Title: managing member

STATE OF Iowa COUNTY OF Madison

This record was acknowledged before me on this 16 day of October, 2025, by Kellee Hildreth as Managing Member of Gegner Farms, LLC.

Heather Ann Helland

Notary Public

My Commission Expires: 3-19-26

